

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
22/0403

Applicant:
Mr M Johnstone

Parish:
Rockcliffe

Date of Receipt:
16/05/2022

Agent:
Mat Design

Ward:
Longtown & the Border

Location:
Deerview adjacent to Ghyll Bank Caravan Site, Low Harker, Harker, Carlisle, CA6 4DH

Grid Reference:
338416 560978

Proposal: Change Of Use Of Land To Residential For Single Family Gypsy & Traveller Group Comprising 1no. Static Caravan, 1no. Touring Caravan, 1no. Dayroom, 1no. Storage Shed, Formation Of Area Of Hard Standing & Erection Of Boundary Wall & Installation Of Septic Tank (Part Retrospective)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a satisfactory resolution to the issue of nutrient neutrality.

If a satisfactory resolution is not achieved, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 02

Appn Ref No:
22/0902

Applicant:
Mr William Wilson

Parish:
Rockcliffe

Date of Receipt:
30/11/2022

Agent:
Mr Rodney Jeremiah

Ward:
Longtown & the Border

Location:
Land at High Harker Farm, Harker, Carlisle, CA6 4DS

Grid Reference:
339414 560910

Proposal: Removal Of Condition 12 (Connection Of New Footpath) Of Previously Approved Permission 20/0868 (Erection Of 2no. Dwellings (Revised Application))

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 18th December 2020 approved as part of application 20/0868 as amended by the Planning Application Form received 30th November 2022;
 2. the Site Location Plan received 18th December 2020 approved as part of application 20/0868;
 3. the Site/ Block Plan As Proposed received 23rd April 2021 (Drawing no. 4656-2) approved as part of application 20/0868;
 4. the Floor Plans As Proposed received 18th December 2020 (Drawing no. 4654-1) approved as part of application 20/0868;
 5. the Floor Plans & Typical Sections received 18th December 2020 (Drawing no. 4652-1) approved as part of application 20/0868;
 6. the Elevations As Proposed received 18th December 2020 (Drawing no. 4653-1) approved as part of application 20/0868;
 7. the Elevations As Proposed received 18th December 2020 (Drawing no. 4655-1) approved as part of application 20/0868;
 8. the Visibility Splays received 17th May 2021 approved as part of application 20/0868;
 9. the Historic Statement 18th December 2020 approved as part of application 20/0868;
 10. the Notice of Decision;
 11. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

2. The development hereby approved shall be undertaken in strict accordance with the ground and finished floor surface levels required by condition 3 of application 20/0868 and approved as part of application 21/0721.

Reason: In order that the approved development overcomes any problems associated with the topography of the area in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

3. The development hereby approved shall be undertaken in strict accordance with the surface water drainage scheme required by condition 4 of application 20/0868 and approved as part of application 21/0721.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning

Practice Guidance.

4. The development hereby approved shall be undertaken in strict accordance with the foul drainage scheme required by condition 5 of application 20/0868 and approved as part of application 21/0721.

Reason: To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. The development hereby approved shall be undertaken in strict accordance with the ground and finished floor surface levels required by condition 6 of application 20/0868 and approved as part of application 21/0721.

Reason: In order that the approved development is appropriate to the topography of the site and neighbouring properties in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

6. The development hereby approved shall be undertaken in strict accordance with the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors facilities required by condition 7 of application 20/0868 and approved as part of application 21/0899.

Reason: To ensure that vehicles can be properly and safely accommodated clear of the highway in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

7. The development hereby approved shall be undertaken in strict accordance with the external materials required by condition 8 of application 20/0868 and approved as part of application 21/0899.

Reason: In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

8. The development hereby approved shall be undertaken in strict accordance with the hard surface details required by condition 9 of application 20/0868 and approved as part of application 22/0813.

Reason: In the interests of visual amenity in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

9. The development hereby approved shall be undertaken in strict accordance with the boundary details required by condition 10 of application 20/0868 and

approved as part of application 21/0899.

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. The development hereby approved shall be undertaken in strict accordance with the landscaping scheme required by condition 11 of application 20/0868 and approved as part of application 21/0899.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

11. The development hereby approved shall be undertaken in strict accordance with the underground service ducts required by condition 13 of application 20/0868 and approved as part of application 21/0899.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

12. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

13. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy IP5 of the Carlisle District Local Plan 2015-2030.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

15. The development shall not commence until visibility splays providing clear visibility of 165 metres east and 215 metres west measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway and pedestrian safety.in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

16. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied into use.

Reason: In the interests of highway and pedestrian safety.in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

17. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in

accordance with Policies SP6 and HO2 of the Carlisle District
Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
21/0299

Applicant:
Mr Rodney Lovell

Parish:
Stanwix Rural

Date of Receipt:
31/03/2021

Agent:
Sam Greig Planning Ltd

Ward:
Stanwix & Houghton

Location:
South View, The Green, Houghton, Carlisle, CA3
OLN

Grid Reference:
340563 559181

Proposal: Change Of Use Of Former Equestrian Manege To Vehicle Storage Area
(Retrospective)

Decision: Refuse Permission

Date: 06/10/2021

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed

Date: 09/01/2023

Item no: 04

Appn Ref No:
21/1137

Applicant:
Mr & Mrs Armstrong

Parish:
Irthington

Date of Receipt:
13/12/2021

Agent:
Sam Greig Planning Ltd

Ward:
Longtown & the Border

Location:
Rose Cottage, Laversdale Lane End, Irthington,
Carlisle, CA6 4PS

Grid Reference:
347894 563684

Proposal: Change Of Use Of Self Contained Annexe To A Dwelling

Decision: Refuse Permission

Date: 08/04/2022

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 20/01/2023

Item no: 05

Appn Ref No:
22/0307

Applicant:
Mr S Mohammed

Parish:
Carlisle

Date of Receipt:
12/04/2022

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Cathedral & Castle

Location:
30 Lismore Street, Carlisle, CA1 2AH

Grid Reference:
340870 555748

Proposal: Installation Of New Shop Front (Part Retrospective/Revised Application)

Decision: Refuse Permission

Date: 21/07/2022

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed

Date: 25/01/2023

Item no: 06

Appn Ref No:
22/0711

Applicant:
Redtail Media Ltd

Parish:
Carlisle

Date of Receipt:
14/09/2022 10:00:15

Agent:

Ward:
Belah & Kingmoor

Location:
101 Kingstown Road, Carlisle, CA3 0AL

Grid Reference:
339700 558262

Proposal: Display Of 1no. LED Digital Sign

Decision: Refuse Permission

Date: 14/11/2022

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed

Date: 30/01/2023

Item no: 07

Appn Ref No:

Applicant:

Parish:

21/9003

Lee Hardy

Brampton

Date of Receipt:

30/03/2022

Agent:

Cumbria County Council -
Economy & Planning

Ward:

Brampton & Fellside

Location:

Fox Group Ltd, Plot 8, Townfoot Industrial Estate,
Brampton

Grid Reference:

351886 561209

Proposal: Change Of Use Of Unused Land On An Industrial Estate To Storage Of Vehicles, Siting Of Screening And Crushing Plant For An Inert Waste Recycling Facility, Storage Of Inert Soil And Aggregate Within Class B2; Erection Of A Vehicle Workshop And Ancillary Facilities

Decision: City Council Observation - Observations

Date: 23/11/2022

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 30/01/2023

Item no: 08

Appn Ref No:

22/9007

Applicant:

Cumbria County Council

Parish:

Carlisle

Date of Receipt:

23/11/2022

Agent:

Cumbria County Council -
Economy & Planning

Ward:

Sandsfield & Morton West

Location:

Former St Edmund Church, St Edmunds Park,
Carlisle, CA2 6TS

Grid Reference:

337104 554935

Proposal: Extension And Alteration Of Former Church To Form Sixth Form Campus For Pupils From James Rennie School (Revised Application To Include New External Fire Escape, Removal Of Lift Shaft Projection And Amended Window To Extension)

Decision: City Council Observation - Raise No Objection

Date: 30/11/2022

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 18/01/2023