

SCHEDULE A: Applications with Recommendation

22/0837

Item No: 06

Date of Committee: 24/03/23

Appn Ref No:
22/0837

Applicant:
Prescott Farms Ltd

Parish:
Askerton

Agent:
MacMarshalls Chartered
Rural Surveyors & Planning
Consultants

Ward:
Brampton & Fellside

Location: Land adj to West View, Lees Hill, Brampton, CA8 2BB

Proposal: Erection Of 2no. Dwellings (Outline)

Date of Receipt:
05/12/2022

Statutory Expiry Date
30/01/2023

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

1.1 It is recommended that:

1) Authority to Issue be given to the Corporate Director of Economic development to approve the application, subject to the imposition of relevant conditions as detailed in the report and the issue of nutrient neutrality being resolved.

2) In the event of the issue of nutrient neutrality not being resolved, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

2. Main Issues

2.1 Whether The Principle Of Development Is Acceptable

2.2 Whether The Scale, Design And Impact On The Character Of The Area Is Acceptable

2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties

2.4 Highway Issues

2.5 Surface Water Drainage

2.6 Impact Of The Proposal On Biodiversity

2.7 Trees, Hedges And Landscaping

3. Application Details

The Site

- 3.1 Lees Hill is located appropriately 6 kilometres (2.86 miles) north-east of Walton and 7.6 kilometres (4.72 miles) west of Gilsland. The land is located to the north of the road which runs through the village.
- 3.2 The site is partially bounded by a low stone wall separated from the carriageway by a narrow grass verge which rises up from the road. The agricultural land slopes down gradually from north-east to south-west with the adjacent land sloping down more steeply towards Knorren Beck to the west.
- 3.3 West View is immediately adjacent to the north-east boundary of the site with more residential properties further to the north-east. Lees Hill Primary School is to the south-west that would be separated by agricultural land. On the opposite side of the road are several residential properties and traditional and modern agricultural buildings.

The Proposal

- 3.4 The application seeks outline planning permission with some matters reserved to develop the land for housing. The means of access forms part of this outline application.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of five properties. In response, seven representations have been received objecting to the application which have been reproduced in full for Members, however, in summary the issues raised are summarised as follows:

Principle of development

1. the amenity land should be larger as the distance from West View boundary to the new house is only 9 metres which is too close;
2. other properties have been allowed on the basis of an agricultural proposal but this has no benefits for the village;
3. the land has been used for years as agricultural land yet the application states that it is not useable;

Amenity

4. any windows facing West View should be small with opaque glass;
5. the proposal is out of character of the village;
6. the development will be in close proximity to West View as the occupiers will look straight at the proposed houses which could have an effect on

- their quality of life;
- 7. these are family homes and there are no facilities in the village for children;
- 8. the houses won't be in keeping with other properties in the village and will be an eyesore;

Highways

- 9. the site access is on the brow of a hill with poor visibility and opposite two other entrances;
- 10. this is a farming hamlet and the road isn't very wide resulting in a dangerous access;
- 11. six parking spaces is a lot for two properties;
- 12. during peak school times, vehicles are parked on the road including a blind corner;
- 13. will a speed limit be introduced?;
- 14. as more people will be using the roads, will these be better cleaned, maintained and gritted in winter?;
- 15. there are no footpaths and children walk to school. Additional vehicles on the road will pose a risk to pedestrian safety;
- 16. there is no bus link to the village;

Trees

- 17. there are more trees than shown, some photographs on the application are outdated. Is it intended to remove any trees?;
- 18. the removal of any trees will spoil the look of the village;

Drainage

- 19. Knorren Beck already floods and affect the school playing field. The land slopes in such a way that the risk of flooding would potentially be increased;
- 20. any additional foul drainage discharge will increase pollution of the beck;

Other

- 20. there are regularly broadband and telephone issues in the village;
- 21. its unclear what the amenity area will be used for;
- 22. otters are a protected species which have been seen in and around the village. This development could disturb any colony.

5. Summary of Consultation Responses

Askerton Parish Council: - no response received;

Kingwater Parish Council: - no response received;

MOD Safeguarding: - no objection;

National Grid UK Transmission - Plant Protection: - no response received.

Cumbria County Council - (Highways & Lead Local Flood Authority): - the following comments have been received:

Local Highway Authority

The visibility splays to the south west splay goes through trees. These will need to be cut back/ removed to prevent obstructions of the visibility splays and unobstructed visibility splays should be subject to a condition.

A PROW (public footpath/bridleway/byway) number 121027 lies adjacent to the site and the applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works. Refuse bin storage should be provided (general waste and green waste collections).

Lead Local Flood Authority (LLFA)

The LLFA surface water maps show that the site is very close to an area of flooding and indicates that a 0.1% (1 in 1000) chance of flooding occurring close to the site each year. Prior to any work commencing on the watercourse the applicant should contact the LLFA to confirm if an Ordinary Watercourse Flood Defence Consent is required.

United Utilities: - in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the applicant to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

United Utilities recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above. In line with these comments, it is recommended that a condition is attached to any approval notice.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP4, IP6, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The council's Supplementary Planning Documents (SPD) "Achieving Well Design Housing" is also a material planning consideration. The proposal raises the following

planning issues.

1. Whether The Principle Of Development Is Acceptable

- 6.3 The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 11 of the NPPF continues to support sustainable development stating that:

“Plans and decisions should apply a presumption in favour of sustainable development.”

- 6.4 This is reinforced in paragraph 11(c) which states that:

“approving development proposals that accord with an up-to-date development plan without delay”

- 6.5 Policy HO2 is equally transparent in its guidance relating to housing development and supported new housing development within villages in the rural area provided that the development will not prejudice the delivery of the spatial strategy of the local plan and subject to consideration of 5 criteria. Criterion 4 specifically requires that in the rural area, villages should either have services where the housing development is being proposed, or that there is good access to one or more villages with services, or to the larger settlements.

- 6.6 Planning permissions have been granted in Lees Hill for the conversion of redundant buildings to form holiday units, live/ work units and latterly dwellings. Although considered under different policies, planning permission has also been granted for the erection of an unfettered dwelling (application reference 14/0054).

- 6.7 The proposal seeks outline permission and the site is within the village of Lees Hill where there is a school. The village is also well-related to Walton and Brampton and as such, the principle of the development is considered to be acceptable. The planning issues raised by the development are discussed in the following paragraphs.

2. Whether The Scale, Design And Impact On The Character Of The Area Is Acceptable

- 6.8 Paragraphs 126 to 136 of the NPPF which emphasises that the creation of high quality buildings and places is fundamental to what the planning system and development process should achieve. The Framework has a clear expectation for high quality design which is sympathetic to local character and distinctiveness as the starting point for the design process. Paragraph 130 outlines that:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the*

- short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

6.9 It is further appropriate to be mindful of the requirements in paragraph 134 of the NPPF which states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/ or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

6.10 Policy SP6 of the local plan requires that development proposals demonstrate a good standard of sustainable design that responds to local context taking account of established street patterns, making use of appropriate materials and detailing, and reinforcing local architectural features to promote and respect local character and distinctiveness.

6.11 The application has been submitted for outline planning permission with some matters reserved. These include details of the layout, scale, appearance and landscaping and would be subject of a subsequent planning application to develop the site. Such matters would then be considered at that time.

6.12 A condition is proposed which would require the submission of finished floor levels. Accordingly, this would ensure that the scale and massing of the proposed dwellings would appear comparable to the existing properties within

the immediate vicinity and would not result in a discordant feature within the area as a whole.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties

6.13 Development should be appropriate in terms of quality to that of the surrounding area and should not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. The SPD provides guidance as to minimum distances between primary windows in order to respect privacy and avoid overlooking. Any subsequent scheme would have to be mindful and have regard to the distances outlined in the SPD i. e. 12 metres between primary windows and blank gables and 21 metres between primary windows.

6.14 The City Council's Supplementary Planning Document "Achieving Well Designed Housing", on the matter of privacy, states that:

"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply. (para. 5. 44) While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances. " (para. 5. 45)

6.15 The application is for outline permission only and any subsequent scheme would have to be mindful and have regard to the distances outlined in the SPD i.e. 12 metres between primary windows and blank gables and 21 metres between primary windows. Any development proposals from more than the existing single dwelling may lead to increased levels of traffic and noise; however, given that the size of the site the level of usage would not warrant refusal of the application on this basis.

6.16 Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition is suggested which would limit construction hours.

6.17 In overall terms, taking into consideration the scale and position of the proposed application site in relation to neighbouring properties, it is unlikely that the living conditions of the occupiers of the surrounding properties will be compromised through loss of light, loss of privacy or over dominance.

4. Highway Issues

6.18 Planning policies generally require that development proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway and provide adequate parking facilities.

- 6.19 The application is for outline planning permission with some matters reserved but the means of access does form part of this application. Cumbria County Council, as the Highway Authority has raised no objection subject to the imposition of condition requiring the provision of visibility splays. In addition to this, it is considered that additional highway conditions are imposed to ensure an adequate form of development. On this basis, the proposal is acceptable in highway terms.
- 6.20 Reference is made in the consultation response from Cumbria County Council about a public right of way. There is a public footpath on the opposite side of the road which joins the Walton to West Hall road. As such, the development would not affect the route or public access to it and the suggested informative isn't considered necessary.

5. Surface Water Drainage

- 6.21 In accordance with the NPPF and the NPPG, the site should be drained on a separate system in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy which should be considered in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
- 6.22 As the application seeks outline planning permission only, it is appropriate to impose conditions within the decision notice ensuring the submission of further details for the disposal of foul and surface water prior to commencement of development.
- 6.23 No objection has been raised by the Lead Local Flood Authority and in this respect, the principle of development (subject to the imposition of conditions) is acceptable.

6. Impact Of The Proposal On Biodiversity

- 6.24 Alongside other local planning authorities, Carlisle City Council has received a letter dated 16th March 2022 from Natural England in respect of nutrient pollution in the protected habitats of the River Eden Special Area of Conservation (SAC). The letter advised that new development within the catchment of these habitats comprising overnight accommodation can cause adverse impacts to nutrient pollution. Until such time as appropriate mitigation measures are in place in respect of each individual development proposal, the council isn't able to issue planning permission.
- 6.25 Whilst the council assesses the implications of these matters, it cannot lawfully conclude that development within the catchment of the River Eden SAC will not have an adverse effect and therefore planning permission can't be granted until such effects and appropriate mitigation measures are known.

- 6.26 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, cc.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.
- 6.27 The city council's GIS layer did identify the potential for protected species to be present on the site or within the immediate vicinity. Given that the proposal involves land currently involved in the construction of a dwelling, it is unlikely that the proposal would affect any species identified; however, an informative should be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

9. Trees, Hedges And Landscaping

- 6.28 There are hedgerows along the southern boundary. Policy SP6 of the local plan requires landscaping schemes (both hard and soft) to be submitted for new developments in order to ensure that new developments are fully integrated into its surroundings. Layouts will be required to provide adequate spacing between existing hedges and buildings.
- 6.29 The trees and hedgerow contribute to the wider locality and character of the area. In all likelihood the existing hedgerows could be retained and to this extent the approval of this application also includes a condition requiring the submission, agreement and implementation of a landscaping scheme which is appropriate given the roadside frontage (accounting for provision of visibility splays). There is a further condition requiring the provision of protection to the retained trees during the construction period.

Conclusion

- 6.30 In overall terms, the principle of the development is acceptable in this location. The issue of scale, design, highway issues and the living conditions of the occupiers of the neighbouring properties would not be prejudiced subject to the imposition of conditions and an appropriately designed scheme that would be subject to further consideration during a subsequent application.
- 6.31 The means of foul and surface water drainage, impact on hedgerows and biodiversity can be suitably addressed through the imposition of planning conditions and informatives.
- 6.32 In overall terms, the proposal is considered to be compliant with the objectives of the relevant local plan policies and the NPPF; however, until the

issue of nutrient neutrality is resolved, no decision can lawfully be issued at this time.

6.33 It is therefore recommended that:

- 1) Authority to Issue be given to the Corporate Director of Economic development to approve the application, subject to the imposition of relevant conditions as detailed in the report and the issue of nutrient neutrality being resolved.
- 2) In the event of the issue of nutrient neutrality not being resolved, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

7. Planning History

7.1 There is no planning history relating to this land.

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:

- i) the expiration of 3 years from the date of the grant of this permission, or
- ii) the expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the access, appearance, landscaping, layout and scale of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the Planning Application Form received 9th November 2022;
2. the Location Plan received 9th November 2022;
3. the Proposed Site Plan received 9th March 2023 (Drawing no. (DR)A1.03 Rev G);

4. the Notice of Decision;
5. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

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.

5. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

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

6. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

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.

7. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the

development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Policy SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

8. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the local planning authority in accordance with details submitted to and approved in writing by the local planning authority, prior to the commencement of development. The development shall then be undertaken in accordance with the approved details..

Reason: In the interests of highway safety and to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off 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 pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

9. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

10. Prior to their use on site, samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

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

11. Prior to their use on site, full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

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

12. All boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:
1. precise details of the item(s) including materials, location and height;
 2. timescale for implementation;
 3. any maintenance proposals identified as necessary within the first 5 years following provision.

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.

13. A landscaping scheme shall be implemented prior to the occupation of any dwelling in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):
- new areas of trees and shrubs to be planted including planting densities;
 - new groups and individual specimen trees and shrubs to be planted;
 - specification/age/heights of trees and shrubs to be planted;
 - existing trees and shrubs to be retained or removed;
 - any tree surgery/management works proposed in relation to retained trees and shrubs;
 - any remodelling of ground to facilitate the planting;
 - timing of the landscaping in terms of the phasing of the development;
 - protection, maintenance and aftercare measures.

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.

14. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

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

15. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual

electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

16. 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.

17. 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.

18. 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.

19. The development shall not commence until visibility splays providing clear visibility of 60 metres 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 grown 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.

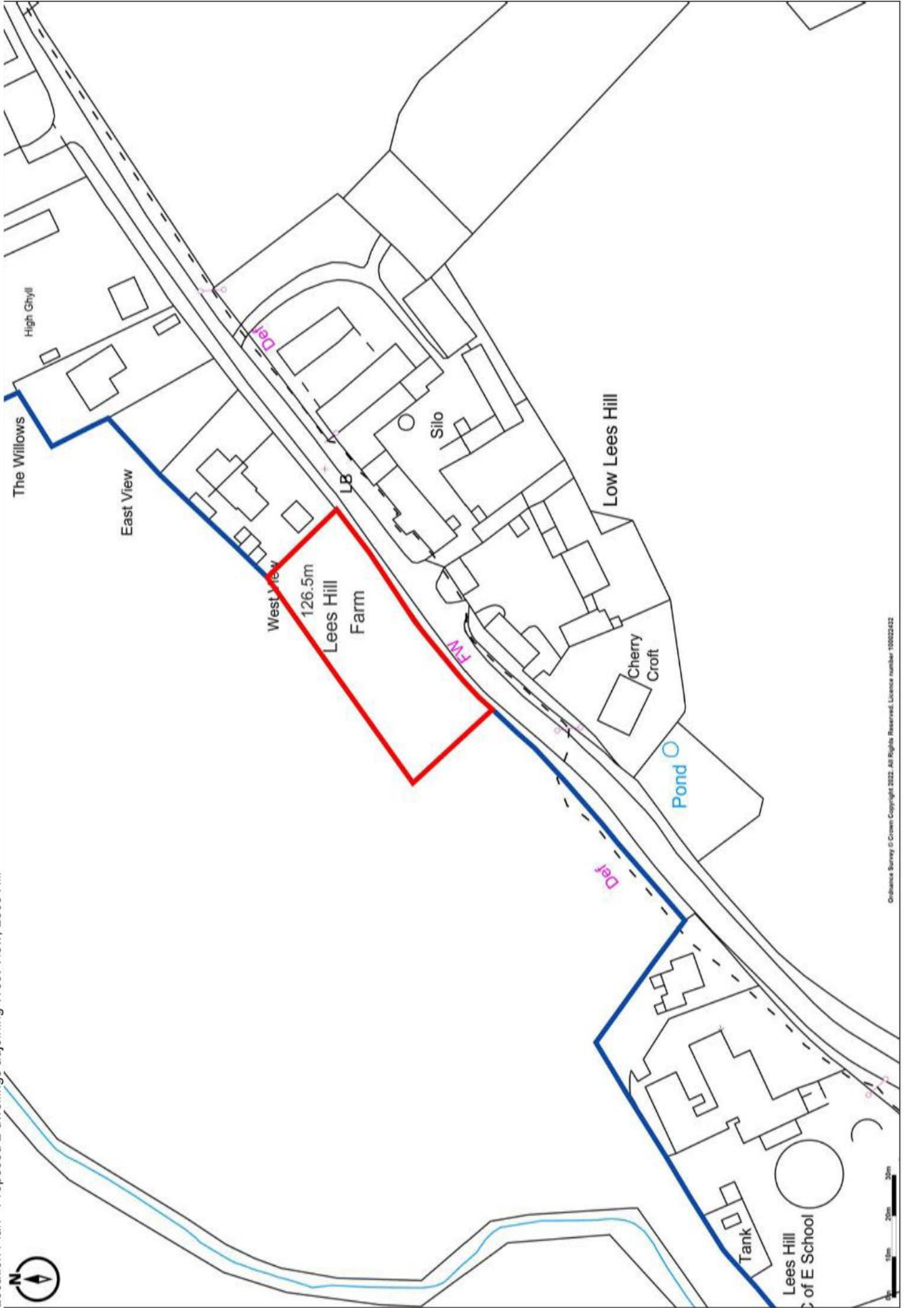
20. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied into use.

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

21. Any parking area subsequently approved shall be constructed in accordance with the approved plans before any dwelling is occupied.

Reason: To ensure adequate access is available for each occupier in accordance with Policies SP6, HO2 and IP3 of the Carlisle District Local Plan 2015-2030.

Location Plan - Proposed 2 dwellings adjoining West View, Lees Hill



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DRAWING



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Lees Hill Farm, Carlisle

Proposed New Houses

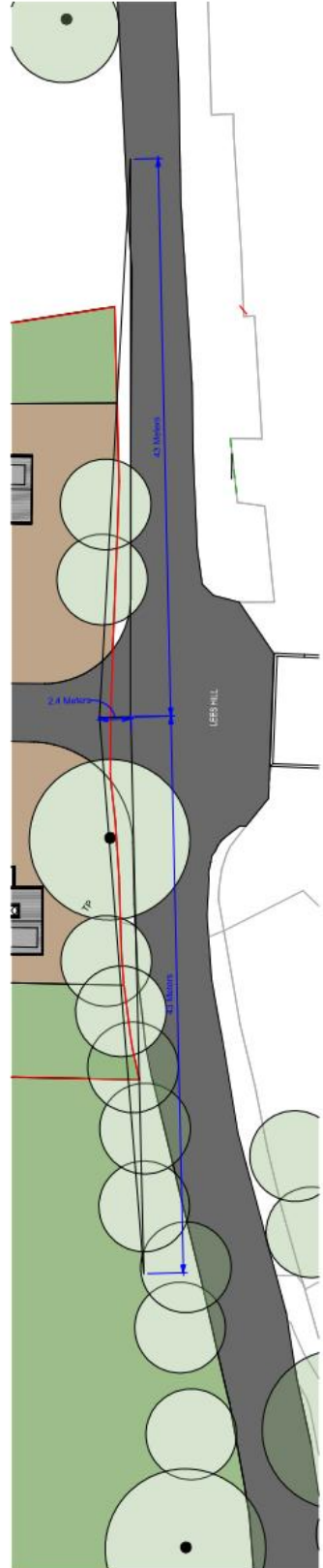
| Rev | Description | Date |
|-----|---|----------|
| C | Final layout aligned with location | 08/03/23 |
| F | 10884y 10/16/2023 | 09/02/23 |
| D | 23/03/23 10/16/2023 | 09/02/23 |
| D | 23/03/23 10/16/2023 | 09/02/23 |
| C | Downing overlaid with the with 15/02/23 10/16/2023 | 16/09/22 |

Client: N. Prescott
Proposed Site Plan

(DR)A1.03
Revision: G
idealarchitects

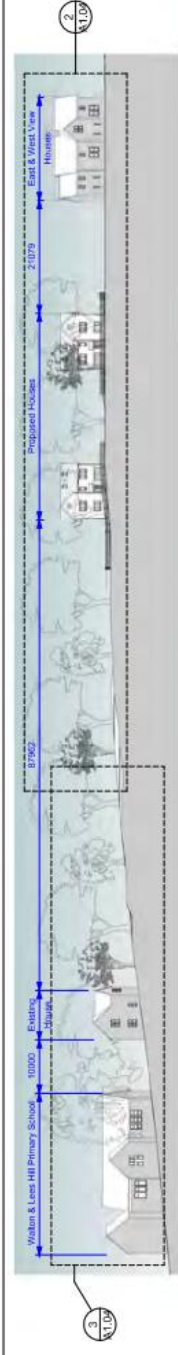


Proposed Site Plan
Scale: 1 : 500

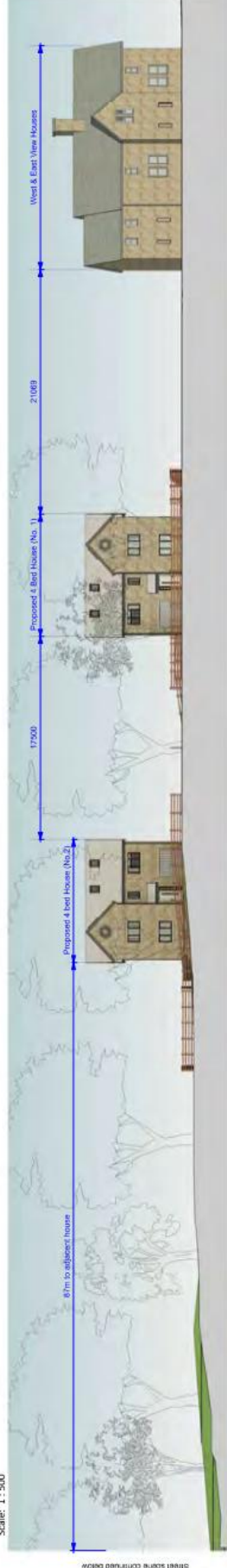


Site Visibility
Scale: 1 : 200

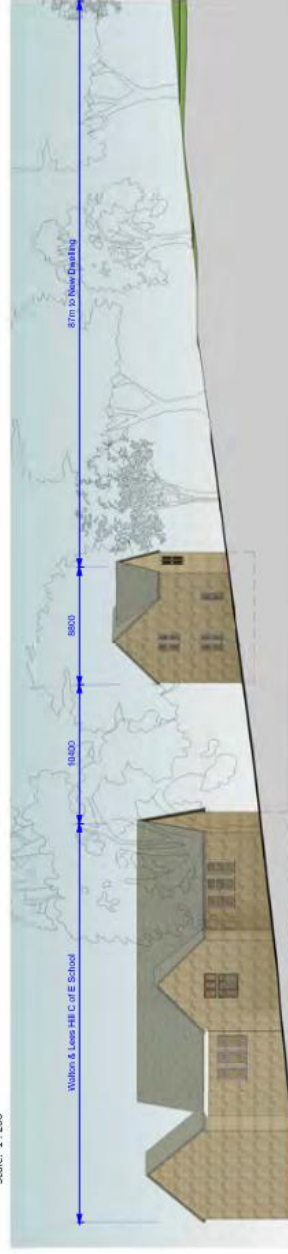
INDICATIVE DRAWING



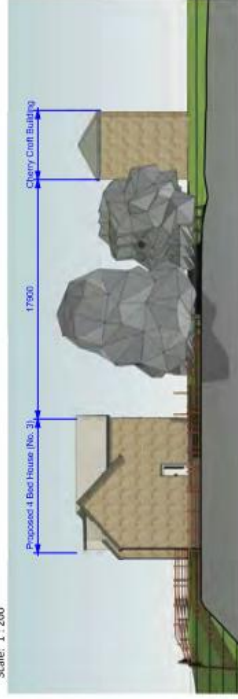
Street scene showing adjacent buildings
Scale: 1 : 500



2 - Street Scene - Proposed Houses and Existing 'West View' Property
Scale: 1 : 200



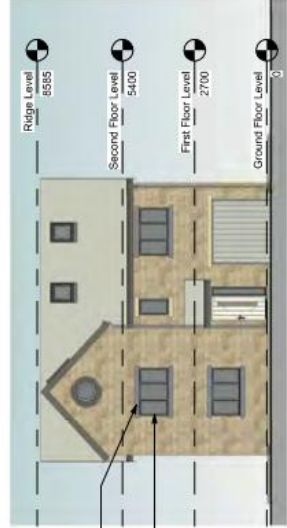
3 - Street Scene - Proposed Houses and Walton and Lees Hill C of School
Scale: 1 : 200



Typical Section Through Proposed Site
Scale: 1 : 200



Proposed Side Elevation 4 Bed House
Scale: 1 : 100



Proposed Front Elevation 4 Bed House
Scale: 1 : 100



View of Lees Hill towards East/West View Houses



View of Lees Hill towards Lees Hill School



View East/West View Houses



View of House Adjacent Lees Hill School



Existing dwelling opposite Proposed House No. 1



Existing dwelling opposite Proposed Road Junction

Lees Hill Farm, Carlisle

Proposed New Houses

| Rev | Description | Date |
|-----|-------------------------|----------|
| A | Revised house footprint | 10/01/27 |

Client: N. Treacoll

Proposed Site Sections & House Elevations

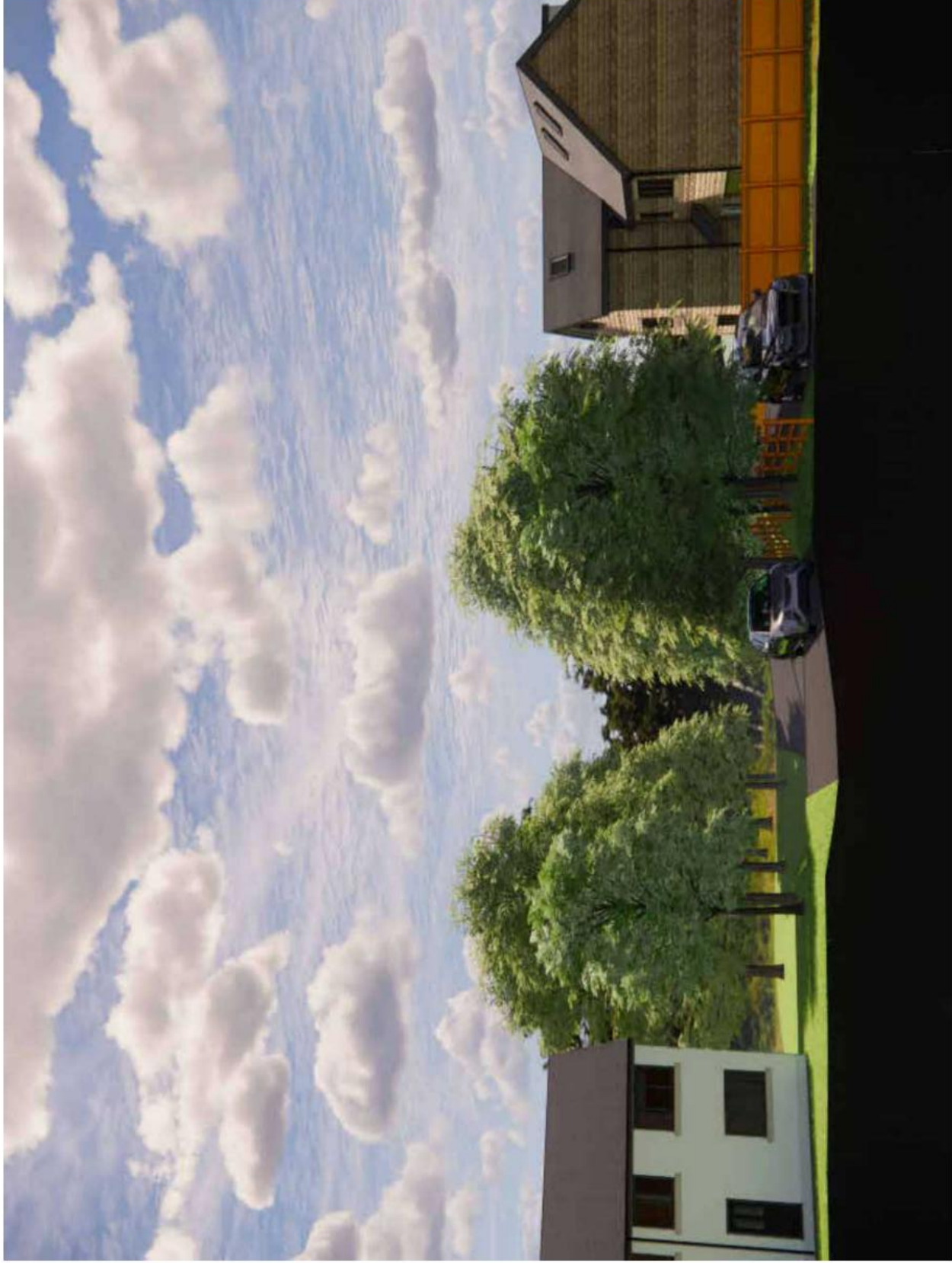
(DR)A1.04

Revision B



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INDICATIVE
DRAWING



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Lees Hill Farm, Carlisle

Proposed New Houses

| Rev | Description | Date |
|-----|------------------------------|----------|
| A | Indicative Planning Approval | 07/11/22 |

Client: N. Prescott

3D Indicative Section
Through Site

(DR)A1.07
Revision A

