

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

<b>Appn Ref No:</b> 21/0449	<b>Applicant:</b> Anvil Homes	<b>Parish:</b> Hayton
<b>Date of Receipt:</b> 06/05/2021 16:01:09	<b>Agent:</b> Summit Town Planning	<b>Ward:</b> Brampton & Fellside
<b>Location:</b> Land at Stonehouse Farm, Hayton, Brampton, CA8 9JE		<b>Grid Reference:</b> 351234 557891

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Proposal: Demolition of Barns, Erection of 9no Dwellings and Associated Infrastructure

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a satisfactory S106 agreement to secure a financial contribution of £83,588 towards affordable housing.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

### Item no: 02

<b>Appn Ref No:</b> 21/0641	<b>Applicant:</b> Mr & Mrs Taylor-Smith	<b>Parish:</b> Hethersgill
<b>Date of Receipt:</b> 24/06/2021	<b>Agent:</b> Sam Fletcher Architect	<b>Ward:</b> Longtown & the Border
<b>Location:</b> Yew House, Sikeside, Kirklington, Carlisle, CA6 6DR		<b>Grid Reference:</b> 344594 566567

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Proposal: Change Of Use Of Garage And Part First Floor To Form Holiday Let

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form;
  2. the Heritage and Planning Statement (Sam Fletcher Architect) received on 29 June 2021;
  3. drawing ref. 240-01 'Location and Block Plan', received on 24 June 2021;
  4. drawing ref. 240-02 'Ground Floor Plan as Existing', received on 24 June 2021;
  5. drawing ref. 240-03 'First Floor and Roof Plan as Existing', received on 24 June 2021;
  6. drawing ref. 240-04 'Elevations as Existing', received on 24 June 2021;
  7. drawing ref. 240-05 'Ground Floor Plan as Proposed', received on 24 June 2021;
  8. drawing ref. 240-06 'First Floor and Roof Plan as Proposed', received on 24 June 2021;
  9. Drawing ref. 240-07 'Elevations as Proposed', received on 24 June 2021;
  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.

3. The unit of tourism accommodation as described in the planning permission shall be occupied only by bona fide holidaymakers, shall not be occupied for more than 4 successive weeks by any individual or group, and any such individual or group shall not occupy the unit as otherwise specified for more than 13 weeks in any calendar year.

**Reason:** To ensure that the development accords with Policy EC 10 of the Carlisle District Local Plan 2015-2030, which only offers support for bona fide tourism developments and not for permanent residential accommodation.

4. The development/use hereby permitted shall be restricted to self-catering tourist accommodation only and shall not be occupied as permanent residential accommodation either independently or in association with the planning unit within which it is situated.

**Reason:** To ensure that the development accords with Policy EC 10 of the Carlisle District Local Plan 2015-2030, which only offers support for bona fide tourism developments and not for permanent residential accommodation.

5. Prior to the first occupation of the unit of holiday accommodation hereby approved, a management plan relating to the operation of the holiday unit, focussing on minimisation of disruption to private amenity of neighbouring residents, shall be submitted to, and approved in writing by the local planning authority. The development shall at all times thereafter be operated in strict accordance with the principles and specific actions agreed within the management plan.

**Reason:** To preserve the private amenity of adjacent occupiers, and to accord with Policies SP 6 and EC 11 of the Carlisle District Local Plan 2015-2030.

6. The development hereby approved shall be occupied only in direct connection with the dwelling known presently as Yew House, Sikeside, CA6 6DR, and shall at no time be sold off, let, occupied or otherwise disposed of in such a way that it becomes a separate planning unit.

**Reason:** To accord with Policy EC 11 of the Carlisle District Local Plan 2015-2030, insofar as the development is permitted on the basis that it is to be occupied only in connection with residency of Yew House, in order to remain compatible with the private residential character of the locale, and other residents' amenity at Sikeside.

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## Relevant Development Plan Policies

**Item no: 03**

**Appn Ref No:**  
19/0244

**Applicant:**  
Citadel Estates Ltd

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
22/03/2019 11:00:46

**Agent:**  
Sam Greig Planning

**Ward:**  
Dalston & Burgh

**Location:**  
Land at field 3486, Monkhill Road, Moorhouse,

**Grid Reference:**  
333336 556858

Carlisle

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Proposal: Erection Of 14no. Dwellings

The application Report was withdrawn from discussion at the meeting in order to consider issues raised relating to various aspects of the content. The application will be the subject of an additional Report at a future meeting of the Committee.

**Item no: 04**

**Appn Ref No:**  
21/0768

**Applicant:**  
Mr Bobby Gibson

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
02/08/2021

**Agent:**

**Ward:**  
Stanwix & Houghton

**Location:**  
24 Hendersons Croft, Crosby on Eden, Carlisle,  
CA6 4QU

**Grid Reference:**  
344531 559482

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Proposal: Erection Of First Floor Balcony To Rear Elevation (Retrospective)

The application Report was withdrawn from discussion at the meeting in order to allow the applicant to prepare and submit additional information for the Development Control Committee. The application will be the subject of an additional Report at a future meeting of the Committee.

**Item no: 05**

**Appn Ref No:**  
21/0867

**Applicant:**  
Mr Arnot

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
03/09/2021 10:00:09

**Agent:**  
DB3 architecture

**Ward:**  
Dalston & Burgh

**Location:**  
Stoneleath, Burgh by Sands, Carlisle, CA5 6AX

**Grid Reference:**  
332244 559031

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Proposal: Erection Of Single Storey Side Extension To Provide 1no. En Suite Bedroom & Widening Of Existing Vehicular Access

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form, other than where it refers to roof and external wall cladding materials;
  2. drawing ref. 14810 DB3 B01 00 DR A 90.001 'Site Location Plan', received on 3 September 2021;
  3. drawing ref. 14810 DB3 B01 00 DR A 90.002 'Existing Site Block Plan', received on 3 September 2021;
  4. drawing ref. 14810 DB3 B01 00 DR A 90.003 'Proposed Site Block Plan', received on 3 September 2021;
  5. drawing ref. 14810 DB3 XX GF DR A 20.002 (Revision F) 'Proposed Floor Plan and Elevations', received on 2 November 2021;
  6. Design and Access Statement (Revision 02 - DB3 Architecture), received on 2 November 2021;
  7. the Notice of Decision;
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the west elevation of the extension hereby permitted without the grant of a separate planning permission from the local planning authority.

**Reason:** To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the extension shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

**Reason:** Satisfactory details of the external materials have not yet been

provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies HE 7, SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

5. Prior to commencement of the development hereby approved, details of all proposed foul and surface water drainage works shall be submitted to, and approved in writing by the local planning authority. The drainage works agreed in response to this condition shall be fully implemented and be operational prior to occupation of the extension.

**Reason:** In the absence of any clear information relating to drainage in connection to the application, and to ensure acceptable means of surface and foul water dispersal/disposal, to accord with Policies IP 6 and CC 5 of the Carlisle District Local Plan 2015-2030.

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### Relevant Development Plan Policies

#### Item no: 06

**Appn Ref No:**  
21/0847

**Applicant:**  
Mr & Mrs Ormiston

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
26/08/2021

**Agent:**  
Sam Greig Planning

**Ward:**  
Stanwix & Houghton

**Location:**  
Land adjacent to Shortdale Cottage, Tarraby Lane,  
Tarraby, Carlisle, CA3 0JT

**Grid Reference:**  
340376 558447

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Proposal: Erection Of 2no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 18/0796)

Members resolved to defer consideration of the proposal in order to undertake a site visit and discuss the possibility of reducing the scale/mass of the proposed development and to await a further report on the application at a future meeting of the Committee.

#### Item no: 07

**Appn Ref No:**  
21/1012

**Applicant:**  
Mr B Johnson

**Parish:**  
Upper Denton

**Date of Receipt:**  
26/10/2021

**Agent:**

**Ward:**  
Brampton & Fellside

**Location:**

**Grid Reference:**

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Proposal: Raising Of Eastern Property Walls By 2.8m To Match Existing First Floor Extension; Erection Of New Gable Roof, First Floor Bedroom & Bathroom

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the submitted planning application form received 26th October 2021;
2. the site location plan received 26th October 2021;
3. the block plan received 28th October 2021;
4. the proposed ground floor plan received 26th October 2021;
5. the proposed first floor plan received 26th October 2021;
6. the proposed north elevation received 26th October 2021;
7. the proposed east elevation received 26th October 2021;
8. the proposed south elevation received 26th October 2021;
9. the proposed west elevation received 26th October 2021;
10. the Design Statement received 26th October 2021;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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**Relevant Development Plan Policies**

**Item no: 08**

**Appn Ref No:**

**Applicant:**

**Parish:**

21/0111

Eden Golf Course

Stanwix Rural

**Date of Receipt:**

05/02/2021 23:00:47

**Agent:**

Summit Town Planning

**Ward:**

Stanwix & Houghton

**Location:**

Eden Golf Club, Crosby on Eden, Carlisle, CA6 4RA

**Grid Reference:**

346605 559224

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Proposal: Change Of Use Of Part Of Golf Course To Allow For Stationing Of Up To 100 Caravans

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form received 8 February 2021;
  2. the Site Location Plan received 8 February 2021;
  3. the Block Plan received 8 February 2021;
  4. the Floor Plan for 2 Bed Unit received 24 February 2021;
  5. the Elevation for 2 Bed Unit received 24 February 2021;
  6. the Floor Plan for 3 Bed Unit received 24 February 2021;
  7. the Elevation for 3 Bed Unit received 24 February 2021;
  8. the Outline Drainage Strategy (Drawing No. 200) received 29 June 2021;
  9. the Amended Drainage Strategy received 24 June 2021;
  10. the Landscape Design Concept received 8 February 2021;
  11. the Landscape Analysis received 8 February 2021;
  12. the Design & Access Statement 8 February 2021;
  13. the Flood Risk Assessment received 8 February 2021;
  14. the Planning Statement received 8 February 2021;
  15. the Transport Statement received 8 February 2021;

16. the Additional Transport Information Letter received 10 June 2021;
17. the Desk Based Assessment & Geophysical Survey received 9 March 2021;
18. the Preliminary Ecological Appraisal received 15 March 2021;
19. the LVIA Report received 8 February 2021;
20. the Notice of Decision;
21. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. No chalet, caravan or other unit of tourism accommodation as described in the planning permission shall be occupied other than by bona fide holidaymakers, shall not be occupied for more than 28 successive days by any individual or group, and any such individual or group shall not occupy the chalet, caravan or unit as otherwise specified for more than 13 weeks in any calendar year.

**Reason:** To ensure that the development accords with Policy EC10 of the Carlisle District Local Plan 2015-2030, which only offers support for bona fide tourism developments and not for permanent residential accommodation.

4. The development/use hereby permitted shall be restricted to self-catering tourist accommodation only and shall not be occupied as permanent residential accommodation either independently or in association with the golf club within which it is situated.

**Reason:** To ensure that the development accords with Policy EC10 of the Carlisle District Local Plan 2015-2030, which only offers support for bona fide tourism developments and not for permanent residential accommodation.

5. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

- i) An archaeological evaluation;
- ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation.

**Reason:** To afford reasonable opportunity for an examination to be made to

determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains

6. Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

**Reason:** To ensure that a permanent and publicly-accessible record is made of the archaeological remains that have been disturbed by the development.

7. 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.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

9. The development shall be carried out in accordance with the mitigation

measures as set out in the Hesketh Ecology Preliminary Ecological Appraisal document reference STP20PEA025.001.

**Reason:** In the interests of ecological protection and safeguarding.

10. No caravan shall be occupied until its drainage system is connected to a public sewer.

**Reason:** To ensure that adequate drainage facilities are available.

11. 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 drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Statement dated July 2021 proposing surface water discharging to soakaways. The development shall be completed, maintained and managed in accordance with the approved details.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG

12. The development shall not commence until visibility splays providing clear visibility of 160 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 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 safety, to support Local Transport Plan Policies: LD7 and LD8.

13. Any existing highway fence/wall boundary shall be reduced to a height not

exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) (before the development is brought into use) and shall not be raised to a height exceeding 1.05m thereafter.

**Reason:** In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8

14. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

**Reason:** To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

15. No work associated with the construction of the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 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.

16. Details of satisfactory facilities to be provided for the storage and removal of refuse from the site shall be submitted to and approved by or on behalf of the local planning authority before the units are occupied. The facilities approved in response to this condition shall be provided prior to the first occupation of any part of the development and shall thereafter be retained.

**Reason:** In order to safeguard the environmental amenities of the area, and to accord with Policy CM5 of the Carlisle District Local Plan 2015-2030.

17. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- Construction vehicle routing;

- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Surface water management details during the construction phase

**Reason:** To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and to support Local Transport Plan Policies WS3 & LD4.

18. Prior to the installation, details of any external lighting (including location, design and specification) to be used on site shall be agreed in writing with the LPA. The development shall then be undertaken in strict accordance with these details.

**Reason:** In order to ensure the development does not have an adverse impact on wildlife and minimises light pollution in accordance with Policy GI3 and CM5 of the Carlisle District Local Plan 2015-2030.

19. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the local planning authority. The CEMP shall ensure that all construction activities are well managed to avoid harm to the River Eden environment and shall include measures to prevent pollution including materials and machinery storage, biosecurity and mitigation for the control and management of noise, fugitive dust, surface water run-off and waste.

**Reason:** In the interests of environmental protection in line with Policies CM5 and GI3 of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 09

**Appn Ref No:**  
21/0762

**Applicant:**  
Mr Walker

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
29/07/2021 13:00:42

**Agent:**  
Summit Town Planning

**Ward:**  
Stanwix & Houghton

**Location:**  
The Park, Rickerby, Carlisle, CA3 9AA

**Grid Reference:**  
341488 556916

Proposal: Change Of Use Of Barns From Residential Use In Association With The Park To Provide 2no. Dwellings

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the

Committee.

**Item no: 10**

**Appn Ref No:**  
21/1051

**Applicant:**  
Mr Gareth Ellis

**Parish:**  
Carlisle

**Date of Receipt:**  
11/11/2021 23:00:06

**Agent:**

**Ward:**  
Stanwix & Houghton

**Location:**  
3 Etterby Scaur, Carlisle, CA3 9NX

**Grid Reference:**  
339479 557284

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Proposal: Installation Of Wall Mounted, Untethered Electric Vehicle Charging Point To Front Elevation (LBC)

Grant Permission

1. The works identified within the approved application shall be commenced within 3 years of this consent.

**Reason:** In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:
  1. the submitted Listed Building Consent application form;
  2. the Heritage Statement, received on 12 November 2021;
  3. the Design and Access Statement, received on 12 November 2021;
  4. the close-up photograph of the property frontage annotated with the words 'Location of EV Point' and the precise location of the Unit edged in red, received on 12 November 2021;
  5. the Location Plan at scale 1:1250, received on 12 November 2021;
  6. the Block Plan at scale 1:200, received on 12 November 2021;
  7. the Notice of Decision;
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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**Relevant Development Plan Policies**