

# 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

**Appn Ref No:**  
21/0655

**Applicant:**  
Simtor Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
28/06/2021 17:01:04

**Agent:**  
Summit Town Planning

**Ward:**  
Wetheral & Corby

**Location:**  
Land to the West of Steeles Bank, Wetheral,  
Carlisle

**Grid Reference:**  
346590 554188

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Proposal: Residential Development (Outline)

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) the provision of 30% of the units as affordable;
- b) a financial contribution of £5,500 towards traffic calming measures;
- c) a financial contribution of £233,660 to be paid to Cumbria County Council towards the provision of primary school places;
- d) a financial contribution of £142,500 to be paid to Cumbria County Council towards primary school transport;
- e) a financial contribution of £151,134 to be paid to Cumbria County Council towards the provision of secondary school places;
- f) a financial contribution of £10,020 to be paid to Cumbria County Council towards secondary school transport;
- g) the maintenance of the open space within the site by the developer; and
- h) financial contributions of £26,000 towards the upgrading and maintenance of off-site open space, £20,000 towards the maintenance of off-site play facilities, and £6,500 towards the maintenance of off-site sports pitches.

If the Legal Agreement is not completed, delegated authority should be given to the Corporate Director of Economic Development to refuse the application.

### Relevant Development Plan Policies

### Item no: 02

**Appn Ref No:**  
21/0677

**Applicant:**  
Fred Proudfoot Ltd

**Parish:**  
Brampton

**Date of Receipt:**  
05/07/2021 17:00:42

**Agent:**  
Unwin Jones Partnership

**Ward:**  
Brampton & Fellside

**Location:**  
Units 10 and 10b, Townfoot Industrial Estate,  
Brampton, CA8 1SW

**Grid Reference:**  
352326 560934

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Proposal: Creation Of Vehicular Access To Unit 10 To Provide Separate Accesses And Parking Areas To Both Units With The Erection Of A 1.2M High Fence Between; Change Of Use Of Grassed Area To Eastern Part Of Site To Form Storage Area With Installation Of Lighting Columns And 2M High Fencing Surrounding; Implementation Of Tree Planting On Ground/Bank Between Site And Townfoot Park.

#### 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 10th February 2022;
2. Site Location Plan (Dwg 001), received 11th August 2021;
3. Proposed Site Plan (Dwg 003b), received 24th December 2021;
4. Proposed Site Plan (Dwg 004), received 11th August 2021;
5. Site Sections/ Elevations (Dwg 008), received 9th February 2022;
6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding the details shown within the approved documents, prior to their installation on site, details of the proposed lighting, including hours of operation, shall be submitted for approval in writing by the local planning authority. The lighting shall then be installed in strict accordance with these details.

**Reason:** To ensure that the proposed lightning does not have an adverse impact on the living conditions of the occupiers of any

neighbouring properties in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. The approved storage containers shall only be in use between 07:30 hours and 20:00 hours on Mondays-Fridays and between 09:00 hours and 18:00 hours on Saturdays and Sundays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall take place until full details of the proposed landscape works, including a phased programme of works, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved prior to the development being brought into use. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. No part of the site shall be used for any form of open storage.

**Reason:** To safeguard the visual amenities of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. 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 18:00 hours on weekdays and 13:00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. In the event that a complaint is received, relating to light overspill from the proposed lighting columns: Within 28 days from the receipt of a written request from the local planning authority, the operator of the facility shall, at the operators expense, employ an independent consultant approved by the local planning authority, to assess the level of light overspill from the facility, at the complainant's property. This should be carried out in accordance with the most appropriate current standard and a suitable report prepared. The report should demonstrate compliance with the appropriate standard. If necessary, the applicant shall, within 28 days, propose a scheme of mitigation to the local planning authority, to utilise any appropriate on-site measures as is necessary, to ensure that any light overspill from the site is reduced to an acceptable level. This scheme shall specify the timescales for implementation.

**Reason:** To ensure that the proposed lightning does not have an adverse

impact on the living conditions of the occupiers of any neighbouring properties in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 03

**Appn Ref No:**  
21/1154

**Applicant:**  
Citadel Estates

**Parish:**  
Carlisle

**Date of Receipt:**  
17/12/2021

**Agent:**  
Sam Greig Planning Ltd

**Ward:**  
Denton Holme & Morton  
South

**Location:**  
Former KSS Factory Site, Constable Street,  
Carlisle, CA2 6AQ

**Grid Reference:**  
339574 554722

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Proposal: Variation Of Condition 2 (Approved Documents) And Removal Of Condition 13 (Emergency Vehicle Access) Of Previously Approved Application 18/0125 (Erection Of 43no. Dwellings) To Amend The Site Layout To Allow Units 12-31 (Inclusive) To Use The Adopted Highway East Of The Site (Retrospective Application)

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: 04

**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)

## Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by condition 2 attached to the outline planning

consent to develop the site.

2. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters Consent which comprise:
    1. the submitted planning application form;
    2. the Site Plan As Proposed (Dwg 2946\_RM\_02) received 26 Aug 2021;
    3. the Floor Plans and Elevations Plot 1 As Proposed (Dwg 2946\_RM\_17 Rev A) received 28 Jan 2022;
    4. the Floor Plans and Elevations Plot 2 As Proposed (Dwg 2946\_RM\_18 Rev A) received 28 Jan 2022;
    5. the Garage Plans and Elevations As Proposed (Dwg 2946\_RM\_05) received 26 Aug 2021;
    6. the Notice of Decision;
    7. any such variation as may subsequently be approved in writing by the Local Planning Authority.
- Reason:** To define the permission.

## Relevant Development Plan Policies

### Item no: 05

<b>Appn Ref No:</b> 20/0015	<b>Applicant:</b> Loving Land Limited	<b>Parish:</b> St Cuthbert Without
<b>Date of Receipt:</b> 13/01/2020 16:01:04	<b>Agent:</b> Telford Planning Associates	<b>Ward:</b> Currock & Upperby
<b>Location:</b> Land off St Ninians Road and Cammock Crescent, Carlisle	<b>Grid Reference:</b> 341432 553394	

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### Proposal: Residential Development (Outline)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement requiring an education contribution of £428,213 for secondary schools; a highway contribution of £5,500 to investigate an potentially install an amendment for the speed limit on St. Ninians Road; a financial contribution of £290,145 towards open space provision; provision of on-site affordable housing based on the council's formula.

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.

## Relevant Development Plan Policies

**Item no: 06**

**Appn Ref No:**  
21/1170

**Applicant:**  
Red Rose (Cumbria)  
Limited

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
22/12/2021

**Agent:**  
Sam Greig Planning Ltd

**Ward:**  
Stanwix & Houghton

**Location:**  
Land to the rear of Little Drawdykes, 4  
Whiteclosegate, Carlisle, CA3 0JD

**Grid Reference:**  
341053 557761

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Proposal: Erection Of 2no. Dwellings (Outline)

**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 submitted planning application form received 22nd December 2021;
  2. the Phase 1: Desk Top Study Report received 22nd December 2021;
  3. the Speed Statistics Northbound received 22nd December 2021;
  4. the Speed Statistics Southbound received 22nd December 2021;
  5. the Speed Survey received 22nd December 2021;
  6. the Tree Survey received 22nd December 2021;

7. the location plan received 22nd December 2021 (Drawing No. 1834 01);
8. the Notice of Decision;
9. 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. No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees and hedges (the Tree and Hedge Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with Clause 7 of British Standard BS5837 - Trees in relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority.

Within the fenced off area;

- no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
- no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that

- seepage or displacement could cause them to enter a root protection area;
- no alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority;
- no materials or vehicles shall be stored or parked within the fenced off area;
- no alterations to the natural/existing ground level shall occur;
- no excavations will be carried out within the fenced off area;

In the event of trenches or excavations exposing tree roots of 50mm/ 2 inches diameter or more, these should be carefully retained and protected by suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/ 2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval in writing of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

The tree and hedge protection fencing must be carried out as described and approved and shall be maintained until the development is completed.

**Reason:** To ensure the retention of trees and hedges in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

7. No development shall take place until full details of soft landscape works, including the retention of the majority of the north eastern, south eastern and south western boundaries of the site, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved in the first planting season prior to the occupation of the dwellings or completion of the development whichever is the sooner. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

8. No development shall commence until visibility splays providing clear visibility of 17 metres to the north east and 17 metres to the south east measured back by 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 provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 in accordance with Policy IP2 of



the Carlisle District Local Plan 2015-2030.

9. 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.

10. 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 highway 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.

11. 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.

12. 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 SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

13. 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 HO3 of the Carlisle District Local Plan 2015-2030.

14. 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 and HO3 of the Carlisle District Local Plan 2015-2030.

15. Not more than two dwellings shall be erected on the site pursuant to this permission.

**Reason:** The local planning authority wish to control the scale of the development to reflect the character of the area and to avoid a cramped form of development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. 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.

17. 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.

18. 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 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.

19. 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.

## Relevant Development Plan Policies

### Item no: 07

**Appn Ref No:**  
21/1021

**Applicant:**  
Mr and Mrs Pattison

**Parish:**  
Hayton

**Date of Receipt:**  
28/10/2021 23:00:05

**Agent:**  
Maris Properties Ltd

**Ward:**  
Brampton & Fellside

**Location:**  
Linden Mear (L/A Ashmere), Talkin, Brampton CA8 1LE

**Grid Reference:**  
355105 557150

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Proposal: Erection Of 1no. Two Storey Dwelling; Associated Access And Landscaping

### 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 29th October 2021;
  2. Location Plan (Dwg JP/PLP Rev C), received 15th December 2021;
  3. Block Plan (Dwg JP/PBP Rev C), received 15th December 2021;
  4. Ground & First Floor Plans (Dwg JP/PP Rev C), received 4th February 2022;
  5. Elevations (Dwg JP/PP Rev D), received 4th February 2022;
  6. Visibility Sightlines (Dwg JP/PVS), received 9th February 2022;
  7. Design & Access Statement, received 29th October 2021;
  8. Materials Schedule, received 29th October 2021;
  9. the Notice of Decision;
  10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Prior to their use as part of the development hereby approved, full details of all materials to be used on the exterior of the buildings shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

**Reason:** To ensure the development is acceptable visually and harmonises with existing development, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Prior to the commencement of development, details of the proposed boundary treatment shall be submitted for approval in writing by the Local Planning Authority. The boundary treatment shall then be erected in strict accordance with these details and retained at all times thereafter.

**Reason:** To ensure satisfactory boundary treatment is erected in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

6. The development shall not commence until visibility splays providing clear visibility of 43m in both directions set back 2.4m from the carriageway edge have been provided. 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 formed before general development of the site commences so that construction traffic is safeguarded.

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

7. The first 5m of the access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.

**Reason:** In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

8. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

**Reason:** To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

9. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

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

10. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

**Reason:** In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 & LD8.

11. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and have been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

**Reason:** To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 & LD8.

12. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

**Reason:** The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

13. Foul and surface water shall be drained on separate systems.

**Reason:** To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

14. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
  - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 08

**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

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

### 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 Planning Application Form received 29th July 2021;
  2. the Site Location Plan received 29th July 2021;
  3. the Plans and Elevations received 11th October 2021 (Drawing no. 20-150-04A Rev A);
  4. the Survey for Bats, Barn Owls & Breeding Birds received 2nd August 2021;
  5. the Flood Risk Assessment received 29th July 2021;
  6. the Notice of Decision;
  7. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. 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.

4. 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.

5. Prior to the first occupation of any dwelling hereby approved, detailed bat mitigation measures shall be submitted to an agreed in writing by the local planning authority. The development shall then be undertaken and completed in accordance with the approved details and retained thereafter.

**Reason:** To ensure the provision of adequate bat mitigation measures in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. 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.

7. 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.

8. Prior to their use on site, full details of the proposed hard surface finishes to all external areas shall 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.

9. 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.

10. All new windows and doors to be installed in the dwellings shall strictly accord with detailed drawings and specifications that shall first have been submitted to and approved in writing by the local planning authority. Such details shall include the frames, means of affixing to the wall, the size and opening arrangements of the window, the method of glazing, frames, cill and lintol arrangement.

**Reason:** To ensure that the works are appropriate to the building and the character of the Rickerby Conservation Area in accordance with Policies SP7 and HE7 of the Carlisle District Local Plan 2015-2030.

11. As part of the development hereby approved, adequate underground ducts shall be installed to enable telephone services, electricity services and television services to be connected to any premises within the application site.

**Reason:** To afford adequate service connection in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

12. 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.

13. 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.

14. Prior to the occupation of any 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.

15. 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.

16. Any parking area subsequently approved shall be constructed in accordance with the approved plans before any dwelling is occupied. The parking area shall be retained unaltered unless otherwise agreed in writing by the local planning authority.

**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.

## **Relevant Development Plan Policies**

**Item no: 09**

**Appn Ref No:**  
20/0575

**Applicant:**  
Mr Oliver Lee

**Parish:**  
Carlisle

**Date of Receipt:**  
26/08/2020

**Agent:**  
Exeter Architectural  
Services

**Ward:**  
Newtown & Morton North

**Location:**  
214 Newtown Road, Carlisle, CA2 7NJ

**Grid Reference:**  
337887 556079

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Proposal: Change Of Use Of Land To Garden And Erection Of Detached Gym And Sauna Building

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 11th October 2021;
2. the view received 13th July 2021 (Drawing No. A000 B)
3. the location plan received 13th July 2021 (Drawing No. A003 B);
4. the ground floor plan received 13th July 2021 (Drawing No. A101 B);
5. the roof plan the view received 13th July 2021 (Drawing No. A102 A);
6. the elevations as proposed the view received 13th July 2021 (Drawing No. A103 A);
7. the views received 13th July 2021 (Drawing No. A104 A);
8. the ground floor details as proposed received 13th July 2021 (Drawing No. A105);
9. the south section received 13th July 2021 (Drawing No. A106);
10. the east detail the view received 13th July 2021 (Drawing No. A107);
11. the north detail the view received 13th July 2021 (Drawing No. A108);
12. the west detail the view received 13th July 2021 (Drawing No. A109);
13. the surface water drainage received 9th August 2021 (Drawing No. A110);
14. the external views the view received 13th July 2021 (Drawing No. A111 A);
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To Define the permission.

3. The detached gym and sauna building hereby approved shall be used in conjunction with 214 Newtown Road Carlisle, and at no time shall any part be sub-divided and used independently of the remainder of the property.

**Reason:** The local planning authority are not prepared to permit the separation, sub-division or the formation of a separate unit of accommodation on this site in accordance with Policy HO8 of the Carlisle District Local Plan 2015-2030.

4. The proposed development shall be used solely for private, domestic purposes by the occupier and his immediate family whilst resident at the premises and no trade or business shall be carried out therein or therefrom.

**Reason:** To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with the objectives of Policy SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

5. Prior to the building being brought into use a suitable connection should be made to the foul drainage infrastructure.

**Reason:** To ensure that the gym and sauna building is served by adequate foul drainage facilities in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 10

**Appn Ref No:**  
21/1083

**Applicant:**  
Mr Holmes

**Parish:**  
Hayton

**Date of Receipt:**  
22/11/2021 13:00:07

**Agent:**

**Ward:**  
Brampton & Fellside

**Location:**  
Noble Garth, Hayton, Brampton, CA8 9HR

**Grid Reference:**  
350842 557725

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Proposal: Removal Of Condition 7 (Residential/ Non Commercial Restriction) Of Previously Approved Permission 90/0011 (Conversion Of Redundant Barns To 2no. Dwellings) To Allow Short Term Letting For Noble Garth

### 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 Planning Application Form received 22nd November 2021;
  2. the Site Location Plan received 23rd November 2021;
  3. the Notice of Decision;
  4. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. Garaging and car parking shall be provided and retained in accordance with the details approved as part of application 90/0011.

**Reason:** To ensure that adequate parking is retained for the property in accordance with Policy IP3 of the Carlisle District Local Plan 2015-2030.

4. 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) the following forms of development within the provisions of Schedule 2 Part 1 Classes A, B, C, D, E and G of the Order shall not be undertaken without the express permission in writing of the council:
  1. extension or enlargement; and
  2. additions to roofs; and
  3. alterations to roofs; and
  4. porches; and
  5. detached outbuildings; and
  6. chimneys and flues.

**Reason:** The further extension or alteration of this dwelling or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 11

**Appn Ref No:**  
21/0480

**Applicant:**  
Mr Stewart

**Parish:**  
Arthuret

**Date of Receipt:**  
12/05/2021 16:00:49

**Agent:**  
SRE Associates

**Ward:**  
Longtown & the Border

**Location:**  
Camelot Caravan Park, Longtown, Carlisle, CA6 5SZ

**Grid Reference:**  
339118 566546

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Proposal: Change Of Use Of Land To Extend Existing Caravan Park To  
Accommodate 15no. Units

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 20th May 2021;
2. Site Location Plan, received 20th May 2021;
3. Block Plan, received 20th May 2021;
4. Site Layout as Proposed (Dwg 001 Rev C), received 14th July 2021;
5. Planning, Design & Access Statement, received 12th May 2021;
6. Drainage Strategy, received 12th May 2021;
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The static caravans hereby approved shall be used solely for holiday use and shall not be occupied as sole, principal or permanent accommodation.

**Reason:** To ensure that the approved caravans are not used for unauthorised permanent residential occupation in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

4. The site manager/owner shall keep a register to monitor the occupation of the static caravans hereby approved. Any such register shall be available for inspection by the Local Planning Authority at any time when so requested and shall contain details of those persons occupying the caravans, their name, normal permanent address and the period of occupation.

**Reason:** To ensure that the approved caravans are not used for unauthorised permanent residential occupation in accordance with

the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

5. The static caravans hereby approved shall be finished in green or beige and remain so unless agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the landscape character of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, a scheme for the provision of foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of foul water disposal and in accord with Policy IP6 of the Carlisle District Local Plan 2015-2030.

7. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

8. Prior to the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. 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 approval to any variation.

**Reason:** To ensure a satisfactory landscaping scheme is incorporated into the development and to ensure that the proposal does not have an adverse impact on Ancient Woodland, in accordance with Policies SP6, GI3 and GI6 of the Carlisle District Local Plan 2015-2030.

9. Prior to the commencement of development, a scheme of tree and hedge protection shall be submitted to, and agreed in writing, by the Local Planning Authority. The tree and hedge protection shall be implemented in accordance with the agreed scheme, prior to commencement of any works or development on site, and maintained to the satisfaction of the Local Planning Authority for the

duration of the development.

Within the fenced off area;

- 1 No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
- 2 No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
- 3 No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
- 4 No materials or vehicles shall be stored or parked within the fenced off area.
- 5 No alterations to the natural/existing ground level shall occur.
- 6 No excavations will be carried out within the fenced off area.
- 7 The tree and hedge protection fencing must be maintained to the satisfaction of the local planning authority at all times until completion of the development.

**Reason:** To ensure that existing trees are protected in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

10. Prior to installation, details of any proposed means of external lighting shall be submitted to and approved in writing beforehand by the Local Planning Authority.

**Reason:** To safeguard the character of the area, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the Local Planning Authority.

**Reason:** To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policy SP6 of the Carlisle District Local Plan 2015-2030.

## **Relevant Development Plan Policies**

### **Item no: 12**

**Appn Ref No:**  
20/9005

**Applicant:**  
Lakeland Minerals

**Parish:**  
Farlam

**Date of Receipt:**  
16/06/2020

**Agent:**  
Cumbria County Council -

**Ward:**  
Brampton & Fellside



## Economy & Planning

**Location:**  
Kirkhouse Quarry, Kirkhouse, Brampton, CA8 1JS

**Grid Reference:**  
356400 560100

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Proposal: Variation Of Conditions 1 & 2 Of Planning Permission 09/9015/CTY To Extend The Expiry Date Of Operations To 30th November 2032 & Approved Documents & Variation Of Conditions 32 & 34 To Allow Revised Restoration Scheme To Be Completed By 30th November 2033

**Decision:** City Council Observation - Raise No Objection      **Date:** 30/06/2020

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission      **Date:** 20/01/2022

**Item no:** 13

**Appn Ref No:**  
20/9006

**Applicant:**  
Lakeland Minerals

**Parish:**  
Farlam

**Date of Receipt:**  
16/06/2020

**Agent:**  
Cumbria County Council -  
Economy & Planning

**Ward:**  
Brampton & Fellside

**Location:**  
Kirkhouse Quarry, Hallbankgate, Brampton,  
Cumbria, CA8 1JS

**Grid Reference:**  
356400 560100

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Proposal: Variation Of Condition 2 Of Planning Permission 09/9016/CTY To Extend The Expiry Date Of Operations To 30th November 2033

**Decision:** City Council Observation - Raise No Objection      **Date:** 30/06/2020

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission      **Date:** 20/01/2022

**Item no:** 14

**Appn Ref No:**  
21/0002

**Applicant:**  
Hutchison UK Ltd

**Parish:**

**Date of Receipt:**  
29/04/2021 16:01:56

**Agent:**  
WHP Telecoms Limited

**Ward:**  
Cathedral & Castle

**Location:**  
Land to the front Of Sainsburys, Church Street,

**Grid Reference:**  
339406 555994

Carlisle, CA2 5TF

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Proposal: Installation Of 15 Metre Phase 8 Monopole C/W Wrapround Cabinet At  
Base & Associated Ancillary Works

**Decision:** Prior Approval Required and Refused

**Date:** 23/06/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Allowed with Conditions

**Date:** 22/12/2021