

Schedule of Decisions

30.04.2021

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No: 21/0038	Applicant: East Brownrigg Ltd	Parish: Beaumont
Date of Receipt: 18/01/2021 16:00:56	Agent: Concept Architectural Design Ltd	Ward: Dalston & Burgh
Location: Land to the rear of Hallcroft, Monkhill, Carlisle, CA5 6DB	Grid Reference: 334385 558527	

Proposal: Erection Of 7no. Dwellings (Reserved Matters Application Pursuant To Outline Permission 18/0994)

Members resolved to defer consideration of the proposal in order to allow the applicant to submit a drawing showing the layout of underground services within the site and to await a further report on the application at a future meeting of the Committee.

Item no: 02

Appn Ref No: 20/0834	Applicant: Mr & Mrs JG & A Waugh	Parish: Hethersgill
Date of Receipt: 03/12/2020	Agent: G R Stephen	Ward: Longtown & the Border
Location: Rose Cottage, Uppertown, Kirkclinton, Carlisle, CA6 6BD	Grid Reference: 344104 567169	

Proposal: Proposed Rear Extension To Provide Annexe Accommodation
Comprising Living Room & W.C. On Ground Floor With 2no. Bedrooms &
1no. Bathroom Above (Revised Application)

Refuse Permission

- Reason:** The proposed extension would dominate the original cottage and would result in an obtrusive development that would be inappropriate to the character of the existing dwelling. With that, the visual and physical dominance

of the extension would be overpowering, inappropriate and unacceptable. The proposals would therefore not appear subordinate and would therefore be contrary to the objectives of criterion 1 of Policy SP6 of the Carlisle District Local Plan 2015-2030, criteria 1 and 2 of Policy HO8 of the Carlisle District Local Plan 2015-2030 together with the objectives of Carlisle City Council's Supplementary Planning Document 'Achieving Well Designed Housing'.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
21/0095

Applicant:
Mr Stamper

Parish:
Carlisle

Date of Receipt:
02/02/2021 17:00:58

Agent:
CONCEPT

Ward:
Cathedral & Castle

Location:
Roseville Terrace, Edward Street, Carlisle

Grid Reference:
340903 555308

Proposal: Erection Of 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 submitted planning application form received 2nd February 2021;
 2. the Planning Statement received 13th April 2021;
 3. the Contamination Statement received 4th February 2021;
 4. the as existing/proposed plans, elevations & section A-A received 13th April 2021 (Drawing No. 21-02-01 Rev C);
 5. the block plan received 2nd February 2021 (Drawing No. 21-02-02);
 6. the location plan received 2nd February 2021 (Drawing No. 21-02-03);
 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. 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.

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.

4. No development approved by this permission shall be commenced until a scheme for the provision of foul water drainage works has been 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 accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. 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 Policies IP6, CC4, CC5 and CM5 of the Carlisle District Local Plan 2015-2030.

6. No work associated with the construction of the development 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.

7. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwellings.

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

8. 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.

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: 04

Appn Ref No:
21/0182

Applicant:
Wannop Developments

Parish:
Castle Carrock

Date of Receipt:
01/03/2021 16:00:45

Agent:
Roger Lee Planning Ltd

Ward:
Brampton & Fellside

Location:
Land to the west of The Glebe, Rectory Road,
Castle Carrock, Brampton, CA8 9LZ

Grid Reference:
354068 555339

Proposal: Erection Of 8no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 18/0214)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters application which comprise:
 1. the submitted planning application form, received 1st March 2021;
 2. Location Plan (Dwg. 1625-100), received 1st March 2021;
 3. Proposed Site Plan & Sections (Dwg. 1625-101 Rev E), received 14th April 2021;
 4. House Types (Floor Plans & Elevations) (Dwg. 1625-102 Rev F), received 14th April 2021;

5. Landscape Masterplan (Dwg. R/2428/1B, received 14th April 2021;
6. Landscape Details (Dwg. R/2428/2A, received 14th April 2021;
7. Vehicle Tracking (Dwg. DR-C-0101 Rev P2), received 14th April 2021;
8. Planning Statement, received 1st March 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.

2. 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.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
20/0677

Applicant:
Mr Musson

Parish:
Arthuret

Date of Receipt:
05/10/2020 17:00:44

Agent:
Aditus Architectural
Services Limited

Ward:
Longtown & the Border

Location:
Carwinley Mill House, Carwinley, Longtown,
Carlisle, CA6 5PE

Grid Reference:
340393 572932

Proposal: Erection Of Building For Use As A Function Room In Support Of Self-Catering Holiday Lets; Erection Of A Timber-Framed Shelter For Wedding Ceremonies (Part Retrospective)

Grant Permission

1. 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. Drawing ref. 2018-02C 'Existing Plan', received on 8 October 2020;
 3. Drawing ref. 2018-03E 'Proposed Plans and Sections', received on 5 March 2021;

4. Drawing ref. 2018-04E 'Proposed Elevations and Site Plan/Roof Plan', received on 5 March 2021;
5. Drawing ref. 2018-05B 'Location Plan, Existing and Proposed Block Plans', received on 5 March 2021;
6. Drawing ref. 2018-07A 'Overall Site Plan', received on 5 March 2021;
7. Design and Access Statement (Aditus Architectural Services) Revision B (March 2021), received on 5 March 2021;
8. Proposed Operating Strategy (Aditus Architectural Services) Revision D (March 2021), received on 5 March 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.

2. Full details relating to the following drainage matters shall be submitted to and approved in writing by the local planning authority before any works, development or change of use are implemented in relation to this permission:

- surface water drainage including the location and nature of soakaways;
- location, specification and capacity of the sewage treatment plant into which the development will be connected;

All measures including timing of implementation agreed in response to this condition shall be fully implemented and made operational before the development is occupied or brought into use.

Reason: To ensure that all drainage matters are appropriately provided for in a sustainable manner, in accordance with Policies IP 6 and CC 5 of the Carlisle District Local Plan 2015-2030.

3. Noise monitoring outside of the function building shall be undertaken in accordance with a noise monitoring scheme that shall first have been submitted to, and approved in writing by the local planning authority. The monitoring shall take place during events of a nature that have been clearly described in the approved scheme, and shall include a one hour monitoring period prior to, and after each event in addition to monitoring during the event. Recorded details of the noise levels in relation to events taking place within the function building shall be retained and made available for inspection by the local authority in accordance with a timeframe and method that have been approved within the scheme, in response to this condition.

Reason: To safeguard the living conditions of the occupiers of neighbouring properties in accordance with Policies SP 6, EC 11, EC 9 and CM 5 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 in the construction of the new function building shall be submitted to and approved in writing by the local planning authority. Such details shall include the specification of the blockwork, including information relating to the level of density of the blocks. The development shall then be undertaken in strict accordance with the approved details.

Reason: Further information is necessary to ensure that materials to be used are acceptable in terms of their soundproofing quality, in accordance with Policies EC 11, SP 6 and CM 5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
21/0076

Applicant:
iCAN Health and Fitness
CIC

Parish:

Date of Receipt:
29/01/2021 11:00:45

Agent:
Unwin Jones Partnership

Ward:
Cathedral & Castle

Location:
17 Maltmill House, Bridge Lane, Caldewgate,
Carlisle, CA2 5SR

Grid Reference:
339500 556054

Proposal: Change Of Use Of Former Flat To Specialist Support Gym Together With
Alteration From Window To Door (Part Retrospective)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 29th January 2021;
 2. the Location Plan received 29th January 2021 (Drawing no. 001);
 3. the Existing and Proposed Site Plan received 29th January 2021 (Drawing no. 102);
 4. the Existing and Proposed Floor Plans and Elevations received 29th January 2021 (Drawing no. 120);
 5. the Supporting Document for the Planning and Listed Building Applications Incorporating Design and Access Statement and Historic Buildings Impact Assessment received 9th April 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.

2. The premises shall be used as a gymnasium and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policies EC6 and CM5 of the Carlisle District Local Plan 2015-2030.

3. The use of the premises hereby permitted shall not commence before 08:00 hours or remain in operation after 20:00 hours on Mondays to Fridays; 08:00 and 18:00 hours on Saturdays; and 09:00 hours and 12:00 on Sundays and Bank Holidays.

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

4. The vehicular access leading from the site to Caldew Maltings shall only be used only by emergency and service vehicles and no other vehicles.

Reason: To preclude the access being used on a regular basis and to avoid any adverse impact on the surrounding highway network in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
20/0477

Applicant:
Persimmon Homes
Lancashire

Parish:
Stanwix Rural

Date of Receipt:
16/07/2020

Agent:

Ward:
Multiple Wards

Location:
Land to the north east of, Windsor Way (Tarraby View), Carlisle

Grid Reference:
340161 558550

Proposal: Erection Of 90no. Dwellings (Revision Of Previously Approved Permission 14/0778 To Increase Dwellings From 72no. To 90no. (Phase 2))

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a S106 legal agreement

relating to affordable housing, education and open space provision/maintenance. 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.