

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
20/0091

Applicant:
Cumbria County Council

Parish:
Rockcliffe

Date of Receipt:
11/02/2020 16:00:47

Agent:
Savills (Newcastle Office)

Ward:
Longtown & the Border

Location:
Land north of Rockcliffe School, Rockcliffe, Carlisle,
CA6 4AH

Grid Reference:
335962 561990

Proposal: Erection Of 5no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 16/1038)

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 11th February 2020;
 2. Compliance, Design and Access Statement, received 11th February 2020;
 3. Location Plan, received 11th February 2020;
 4. Proposed Site Layout (Dwg No. 448911/06 Rev A), received 16th March 2020;
 5. Proposed Plot 1 (Dwg No. 448911/01), received 16th March 2020;
 6. Proposed Plot 2 (Dwg No. 448911/02), received 11th February 2020;
 7. Proposed Plot 3 (Dwg No. 448911/03), received 11th February 2020;
 8. Proposed Plot 4 (Dwg No. 448911/04), received 11th February 2020;
 9. Proposed Plot 5 (Dwg No. 448911/05), received 11th February 2020;
 10. Proposed Double Garage (Plot 5) (Dwg No. 448911/07 Rev A), received

16th March 2020;

11. the Notice of Decision; and
12. 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: 02

Appn Ref No:
20/0081

Applicant:
Mr M Lund & Miss E
Paton

Parish:
Stanwix Rural

Date of Receipt:
06/02/2020 17:00:43

Agent:
Aditus Architectural
Services Limited

Ward:
Stanwix & Houghton

Location:
Land to the rear of 28 Beech Grove, Houghton,
Carlisle, CA3 0NU

Grid Reference:
341169 559273

Proposal: Erection Of Detached Dwelling And Garage Together With 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 6th February 2020;
 2. the Desk Study Assessment for Contamination received 6th February 2020;
 3. the Drainage Strategy received 14th May 2020;
 4. the plans and elevations received 6th February 2020 (Drawing No. 1936-01);
 5. the sections received 6th February 2020 (Drawing No. 1936-02);
 6. the block and location plans received 9th March 2020 (Drawing No. 1936-03A);
 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 their use as part of the development hereby approved, full details of all materials to be used on the exterior of the buildings, including roofs, walls, cladding, doors, windows, external frames and rainwater goods 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 SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

4. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed application site and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

5. Development shall not be begun until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the local planning authority. The CPTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highway's boundary conducted with a highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicant's expense;
- details of proposed crossings of the highway verge;
- 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;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing; and
- the management of junctions to and crossings of the public highway and other public rights of way/footway.

Reason: In the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

6. The access drive shall be surfaced in bituminous or cement bound material, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

7. 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 in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

8. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has 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 in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. 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 and CC5 of the Carlisle District Local Plan 2015-2030.

10. 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 dwelling.

Reason: To establish an acceptable level of access to connectivity resources, in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

11. 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 GI 6 of the Carlisle District Local Plan 2015-2030.

12. 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.

13. 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.

Item no: 03

Appn Ref No:
19/0556

Applicant:
BSW Timber Group

Parish:
Kingmoor

Date of Receipt:
17/07/2019 10:00:42

Agent:
WYG

Ward:
Belah & Kingmoor

Location:
BSW Sawmills, Cargo, Carlisle, CA6 4BA

Grid Reference:
337480 559423

Proposal: Removal Of Conditions Of Previously Approved Permissions 90/1152 (Conditions 10, 11, 12, 16); 92/0219 (Conditions 7, 8, 9, 12); 92/0733 (Conditions 7, 8, 9, 11); 99/0313 (Condition 6); 01/0075 (Condition 6) And 15/0418 (5) Relating To Hours Of Operation; Restricting The Movement Or Operation Of Vehicles Or Plant Within And To And From The Sawmill; Restricting The Despatch Of Timber Or By-Products From The Site And Deliveries Of Timber; And Restricting The Maintenance, Repair, Servicing, Replacement Or Re-Fitting Works To Plant, Equipment Or Vehicles

The application report was withdrawn from discussion at the committee meeting in order to allow a meeting to be held with officers in Environmental Health and the applicant's noise consultant to discuss the submitted noise reports, the need for further noise reports and potential conditions. The application will be the subject of an additional report at a future meeting of the committee.

Item no: 04

Appn Ref No:
19/0869

Applicant:
Cumbria Wildflowers Ltd

Parish:
Orton

Date of Receipt:
12/11/2019 16:00:44

Agent:
WYG

Ward:
Dalston & Burgh

Location:

Grid Reference:

Proposal: Use Of Former Stable Building And Erection Of Extension To Provide Storage Facilities; Reconfiguration Of Staff And Visitor Parking Facilities; Retention And Extension Of Administration Building; Siting Of Polytunnel; Erection Of Potting Shed; Erection Of Tray Filling Building; Change Of Use Of Land From Meadow To Hardstanding; Installation Of Standalone Solar Panels; Erection Of Additional Greenhouse (Part Retrospective)

Members resolved to defer consideration of the proposal in order to allow Officers the opportunity to review the suggested planning conditions and to await a further report on the application at a future meeting of the Committee.