

SCHEDULE A: Applications with Recommendation

21/0975

Item No: 08

Date of Committee: 03/12/2021

Appn Ref No:
21/0975

Applicant:
Mr Patrick Lee

Parish:
Westlinton

Agent:
Sam Greig Planning

Ward:
Longtown & the Border

Location: Green Meadows Country Park, Blackford, Carlisle, CA6 4EA

Proposal: Variation Of Conditions 2 (Approved Documents); 5 (Number Of Units) & 6 (Holiday Occupancy) Of Previously Approved Application 20/0309 (Change Of Use Of Land To Provide Extension To Existing Caravan Park) To Amend The Layout & Increase The Number Of Static Caravans From 25 To 64 In Lieu Of The 27 Touring Pitches & 20 Tent Pitches

Date of Receipt:
14/10/2021

Statutory Expiry Date
09/12/2021

26 Week Determination

REPORT

Case Officer: Barbara Percival

1. Recommendation

1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on landscape character
- 2.3 Scale and design of the proposal
- 2.4 Impact of the proposal on the living conditions of the occupiers of neighbouring properties
- 2.5 Proposed drainage methods
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on biodiversity
- 2.8 Other matters

3. Application Details

The Site

- 3.1 The built form of Blackford is that of dispersed residential properties, farms and a plant hire business arranged around the highway network. Blackford Church of England School and St John the Baptist Church are located to the west of the A7 Carlisle to Longtown trunk road.
- 3.2 The application site, Green Meadows Country Park, is located to the east of the A7 with vehicular access to the site via a 200 metre driveway from the U1074 county highway. Green Meadows is primarily a holiday caravan park; however, there are also 15 permanent residential units within the site together with a manager's bungalow.

Background

- 3.3 The site has a long planning history which has been reproduced for Members in Section 7. The most recent application, with the exception of an application to discharge conditions, was for the variation of condition 2 (approved documents) and condition 8 (landscaping scheme) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the approved layout (application reference 20/0600). This application was approved by Members of the Development Control Committee at its meeting in January of this year.
- 3.4 Conditions amongst others, attached to application 20/0600 and the original application (application reference 20/0309) for the application site specifically restricts the total number of static holiday units to be stationed on the application site at any one time to not more than 25no. with the total number of tent pitches/touring pitches not exceeding 20no. and 27no. respectively.
- 3.5 A further condition restricts the occupancy of the static holiday units, touring caravan pitches and tent pitches within the application site solely for holiday use only.

The Proposal

- 3.6 The current application now seeks permission for the variation of conditions 2 (approved documents); 5 (number of units) and 6 (holiday occupancy) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the layout and increase the number of static holiday units from 25no. to 64no. in lieu of the 27no. touring pitches and 20no. tent pitches.
- 3.7 The submitted block plan now illustrates 64no. static holiday units within the application site arranged around three large water features. The majority of the static holiday units would be single units with 7no. double units (plots 11 to 17) located adjacent to the eastern boundary of the application site. The existing northern hedgerow would be reinforced with Holly and Beech whips with 13no. Wild Cherry trees planted within the application site itself. The existing mature hedgerows along the eastern and southern boundaries would

remain unaffected by the application.

- 3.8 Internal access roads, utilising the existing driveway from the U1074 county highway, would be formed within the application site.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of the occupiers of fourteen neighbouring properties and the posting of a site notice. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections to the variation of the conditions subject to the imposition of a pre-commencement condition requiring the submission of a surface water scheme;

Westlinton Parish Council: - in brief the current application involves replacing the previously approved 20 tent pitches and 27 touring pitches with an additional 39 static holiday units. The 39 static units would still be the subject of a condition restricting them to holiday use. The static units are to have a maximum size of 12.8m by 6.1m. By way of comparison, a static unit measuring 35ft by 12ft has 3 bedrooms and can sleep up to 8 people. Touring caravans generally sleep 3-4 people. In effect, the proposal represents a potential intensification of the use with the currently approved tents/touring pitches equating to between circa 94-188 people and the proposed static units representing upwards of 312 people. On this basis, it could be argued that the proposal represents a material change to the planning permission granted under 20/0309. The Parish Council feel the proposal represents a material change to the original permission, therefore, is not eligible for this type of application. Further issues raised in separate emails centre on increase in traffic, adequacy of proposed drainage methods and potential light pollution;

Local Environment - Environmental Protection: - no response received;

Cumbria Constabulary - North Area Community Safety Unit: - no observations or comments.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), and Policies SP2, SP6, EC9, EC10, EC11, IP2,

IP6, CC5, CM5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The City Council's Supplementary Planning Document 'Trees and Development' is also material planning consideration. The Cumbria Landscape Character Guidance and Toolkit (March 2011) is a further material consideration.

6.3 The proposal raises the following planning issues:

1. Principle of Development

- 6.4 Paragraph 7 of the NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 8 and 9 explaining that achieving sustainable development means that the planning systems has three overarching objectives: economic, social and environmental. All of which are interdependent and need to be pursued in mutually supportive ways. Economic growth can secure higher social and environmental standards with planning decisions playing an active role in guiding development towards solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 6.5 To support a prosperous rural economy, paragraph 84 outlines that planning policies and decisions should enable: *"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship"*.
- 6.6 Paragraph 85 recognises that: *"sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist"*.
- 6.7 The aforementioned paragraphs of the NPPF are reiterated in Policies EC9, EC10 and EC11 of the local plan all of which seek to support sustainable rural tourism and leisure developments where they respect the character of the countryside and where identified needs are not met by existing facilities in rural services centres. Specifically, in relation to caravan, camping and chalet sites, Policy EC10 of the local plan highlights that proposals for the development of caravan sites and the extension of caravan sites will be supported subject to compliance with the criteria identified within the policy.

- 6.8 As Members will be aware, the principle for the use of the application site as an extension to Green Meadows Country Park for the siting of 25no. static holiday units and 27no. touring pitches and / or 20no. tent pitches was first established in July 2020 (application reference 20/0309). Earlier this year, Members granted permission for the variation of condition 2 (approved documents) and condition 8 (landscaping scheme) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the approved layout (application 20/0600).
- 6.9 The proposal now seeks a further variation of the approved documents of application 20/0309 to enable the siting of 64no. static holiday units in lieu of 25no. static holiday units, 20no. tent pitches and 27no. touring pitches. The submitted Explanatory Statement outlining that: *"This application has come forward due to the applicant having had high demand for the static holiday caravans. The applicant would, therefore, like to substitute the approved caravan/tent pitches due to the ongoing success of Phase 1. The applicant has also made the commercial decision not to provide caravan/tent pitches on the caravan park"*.
- 6.10 The proposal would be an expansion of an existing sustainable rural tourism business and would ensure the continued viability of the enterprise. The permission is extant, and the principle of development remains in accordance with the objectives of the NPPF and relevant local plan policies.
- 6.11 The impact of the proposal on the remaining issues is discussed in the following paragraphs.

2. Impact Of The Proposal On Landscape Character

- 6.12 The Cumbria Landscape Character Guidance and Toolkit (March 2011) (CLCGT) describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The CLCGT identifies that the application site falls within the Cumbria Landscape Character Sub-Type 5b "Low Farmland". The toolkit advises that key characteristics of this landscape are: undulating and rolling topography; intensely farmed agricultural pasture; hedges, hedgerow trees; and fences bound fields and criss cross up and over the rolling landscape.
- 6.13 The supporting guidance in respect of access and recreational development outlines that: *"small scale sensitive farm-based tourism/recreational businesses should be well sited close to or within existing farm buildings and appropriate landscaping should be included to integrate new facilities into the landscape"*.
- 6.14 The submitted drawings now illustrate the reconfiguration of the layout of the application site to omit the 47no. tent / touring caravan stances and provide 64no. static holiday stances i.e. a reduction of 8no. holiday stances. The submitted site block plan still illustrates that the existing hedgerows along the northern boundary of the site would be retained and reinforced with further landscaping within the application site itself. The existing mature hedgerows

which delineate the eastern and southern boundaries would be unaffected by the application. The existing and reinforced landscaping mitigating for any perceived visual impact from the limited public viewpoints of the application site. Accordingly, the revised proposal is unlikely to have a significant detrimental impact on the character of the area. Should Members approve the application, a condition is recommended to ensure that the landscaping scheme is undertaken in the first planting period following the completion of the development.

3. Scale and Design Of The Proposal

- 6.15 As highlighted earlier in the report, Policy EC10 of the local plan supports the extension of existing caravan sites subject to satisfying relevant criteria including: the siting, scale and appearance of caravan sites do not have an unacceptable adverse impact on the character of the local landscape; and that the site is contained within existing landscape features and if necessary, and appropriate is supplemented with additional landscaping.
- 6.16 The application seeks permission to vary the approved details subject of extant planning application 20/0309. As highlighted earlier in the report, this would involve the reduction in the number of holiday stances provided within the application site through the omission of the tent / touring caravan stances i.e. 64no. holiday stances in lieu of 72. The application site is enclosed by existing mature hedgerows with further landscaping which would mitigate for any perceived visual impact from the limited public viewpoints of the application site. The reimposition of a condition is also recommended which would restrict the size of the static holiday units together with the spacing of the static holiday units.
- 6.17 The Parish Council have expressed concerns about the potential intensification of use of the application site through the substitution of static holiday units in lieu of the tents / touring stances. The concerns of the parish council are respected; however, the use of the application site would remain that as previously approved, an extension of an existing holiday park albeit providing static holiday stances as opposed to a mixture of static and touring holiday stances. Furthermore, in response to the objection of the parish council, the Agent has provided marketing information clarifying that the units are advertised as two bedroom holiday accommodation with a maximum occupancy of 4 persons.
- 6.18 In overall terms, the scale and design of the revised scheme remains acceptable and the proposal accords with the objectives of the NPPF and Policy EC10 of the local plan.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.19 The nearest residential properties, excluding those 15 residential units within Green Meadows Caravan Park, are located approximately over 150 metres to the north west and south west. Given the consented use of the site and the distance from the development, the revised proposal is unlikely to have a

significant impact on the living conditions of occupiers of neighbouring properties through intensification of use or unacceptable noise and disturbance.

5. Proposed Drainage Methods

- 6.20 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that enough capacity exists prior to commencement of any development and that development proposal do not have an adverse impact on the environment. The submitted documents illustrating that foul drainage from the proposed development would be to a package treatment plant with attenuated surface water disposed of via an existing watercourse.
- 6.21 Members should be aware that the proposed drainage methods for the original permission for the application site (application reference 20/0309) have been discharged (application reference 21/0418). The proposed drainage methods were also acceptable in relation to the subsequent application to vary the layout of the application site (application 20/0600).
- 6.22 This current application; however, now seeks the siting of 64no. static holiday units as opposed to 25no. static holiday units, 20no. tent pitches and 27no. touring pitches. Accordingly, given the different type of holiday units which would occupy the holiday stances it is necessary to ensure that the revised proposal is served by adequate drainage methods. The adequacy of the proposed drainage methods to serve this current development is also an issue cited by Westlinton Parish Council in its objection to the application.
- 6.23 In respect of the disposal of surface water drainage, the Lead Local Flood Authority (LLFA) raise no objections to the revised scheme subject to the imposition of a pre-commencement condition requiring the submission of further details in respect of a surface water drainage scheme to serve the application site. If these details prove unsatisfactory then the development would stall as a result. Furthermore, the proposed water features within the application site may require permission under LLFA legislation. Should Members approve the application, an informative is also recommended to be included within the decision notice, drawing the applicant's attention to the requirement to comply with LLFA legislation in respect of the proposed water features.
- 6.24 The views of the parish council as respected; however, considering the views of the LLFA it would be difficult to substantiate a refusal of this current application on the adequacy of the proposed surface water drainage.
- 6.25 The proposed foul drainage methods for this current application remain unchanged from that of the extant permission i.e. foul drainage from the proposed development would enter a new package treatment plant prior to its outfall entering a watercourse. The submitted drawing for this current application illustrating the same capacity package treatment plant previously considered acceptable by the city council's Building Control's Business

Development Manager and discharged under application 21/0418.

- 6.26 Given the proposed differing type of units occupying the holiday stances, should Members approve this current application, it is recommended the imposition of a pre-commencement condition ensuring the submission of a foul drainage scheme to serve the revised scheme. The subsequent details of which would again be assessed by the council's Building Control Section and if these details prove unsatisfactory the development would stall as a result.
- 6.27 Subject to compliance with the recommended conditions in respect of foul and surface water drainage, the proposal drainage methods are acceptable and would remain in accordance with the objectives of the NPPF, PPG and relevant local plan policies.

6. Impact Of The Proposal On Highway Safety

- 6.28 Policies EC10 and EC11 of the local plan seek to ensure that development proposals should normally be accessible by public transport, walking and cycling. However; for some developments in the rural area this may not be possible. In these cases, new development should be able to demonstrate that adequate access/parking is available and that proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.
- 6.29 Access to the proposed extended caravan park would remain that as previously approved i.e. via an existing vehicular access from the U1074 county highway. Westlinton Parish Council has raised a further objection to the proposal citing increase in traffic movements.
- 6.30 It is inevitable that there would be some increase in traffic to and from the caravan park through its extension, however; the number of holiday stances for this current application within the application site has been reduced by 8no. from those previously approved under application 20/0309, albeit the site would now be used for the stationing of static holiday units. Cumbria County, as Highway Authority, has been consulted and raises no objections to this current application.
- 6.31 The concerns of the parish council are again respected, however; given the views of the Highway Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

7. Impact Of The Proposal On Biodiversity

- 6.32 The Councils GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat. Furthermore, the proposal includes a landscaping scheme together with the formation of three water features within the site, thereby, providing an opportunity for net biodiversity gain. To protect biodiversity and breeding birds during any construction works, informatives are recommended within

the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

8. Other Matters

6.33 A further issue raised by the parish council is potential light pollution arising from the application site. No details have been provided in respect of any proposed lighting within the application site. Nevertheless, should Members approve the application, it is recommended that a condition be imposed requiring the submission of further details of any proposed method of external illumination within the site.

6.34 The parish council in its consultation response details: "*... it could be argued that the proposal represents a material change to the planning permission granted under 20/0309. We feel the proposal represents a material change to the original permission and is therefore not eligible for this type of application*".

6.35 This application has been submitted under section 73 of the Town and Country Planning Act 1990 to vary a condition associated with a planning permission. Paragraph: 015 Reference ID: 17a-015-20140306 Revision date: 06 03 2014 of the Planning Policy Guidance states:

"Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted".

A decision notice describing the new permission should clearly express that it is made under section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation".

6.36 In light of the foregoing, the parish council can be assured that the correct procedure has been followed. Furthermore, the original planning permissions continues to exist, therefore, to assist with clarity, those conditions that are instructive are repeated within the conditions as part of this current planning application. Additional conditions are also recommended requiring the submission of additional details in respect of foul and surface water drainage; landscaping and any proposed external lighting within the application site.

Conclusion

- 6.37 The permission is extant and the principle of development remains acceptable. The fundamental difference between this current application and the previously granted consent (application 20/0309) relates to the reduction in numbers of holiday stances within the site together with the type of units occupying those stances.
- 6.38 The scale and design of the revised scheme remains consistent with the objectives of the NPPF and development plan nor would it have a detrimental impact on landscape character.
- 6.39 The impact of the revised scheme on the: living conditions of neighbouring residents; highway safety; landscaping and biodiversity are unaffected by this application. Subject to the receipt of additional information in respect of the proposed drainage methods adequate disposal for foul and surface water drainage could be achieved. A further condition would also ensure that further details of any external lighting, if proposed, within the application site be submitted, thereby, safeguarding the character of the area.
- 6.40 Accordingly, the proposal accords with the objectives of the NPPF, PPG and relevant local plan policies with the application recommended for approval.

7. Planning History

- 7.1 In 1984, full planning permission was granted for renewal of temporary permission for siting of 15 residential caravans (application reference 84/0826).
- 7.2 In 2016, full planning permission was granted for proposed reconfiguration of existing caravan park to allow siting of 37no. holiday static units (inclusive of 15no. residential units), 27no. touring pitches and 20no. tent pitches including associated landscaping (application reference 16/0625).
- 7.3 In 2017, an application for the variation of condition 2 of previously approved permission 16/0625 to revise location and details of package treatment plant was granted (application reference 17/0075).
- 7.4 Also in 2017, full planning permission was refused for variation of conditions 3 (the total number of permanent residential units to be stationed on the site at any one time shall not exceed 37no. plus 27no. touring caravan pitches and 20no. tent pitches) and condition 5 (the touring caravan pitches and tent pitches shall be used solely for holiday use and shall not be occupied as permanent accommodation) of previously approved planning permission 16/0625 (application reference 17/0094). A subsequent appeal was dismissed.
- 7.5 In 2018, advertisement consent was granted for a non-illuminated freestanding sign (application reference 18/0522).

- 7.6 Also in 2018, a variation of condition application was granted for reconfiguration of existing caravan park without compliance with conditions 2 & 3 imposed by planning permission 17/0075 to enable one of the approved holiday caravans to be occupied as a permanent residential unit following removal of unit 6 and the siting of a show holiday caravan (application reference 18/1139).
- 7.7 In 2019, a variation of condition application was granted for reconfiguration of existing caravan park without compliance with conditions 2 & 3 imposed by planning permission 18/1139 to secure flexibility regarding the size and position of the holiday caravans to be accommodated on the caravan park; to make modifications to the alignment of the northern extent of the eastern boundary of the site and to increase the approved number of holiday caravans from 21 units to 29 units (application reference 19/0360).
- 7.8 In 2020, an application for the removal of condition 7 of previously approved application 19/0360 for the requirement to install a package treatment plant to facilitate the increased number of pitches was approved (application reference 19/0670).
- 7.9 Also in 2020, an application for the variation of condition 1 (approved documents) of previously approved application 19/0670 to amend the approved site layout plan to provide flexibility in relation to the siting of the 15 permanent residential units was approved (application 20/0186).
- 7.10 Again in 2020, an application for the change of use of land to provide an extension to existing caravan park was approved by Members of the Development Control Committee (application reference 20/0309).
- 7.11 Earlier this year, an application for the variation of condition 2 (approved documents) and condition 8 (landscaping scheme) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the approved layout was approved by Members of the Development Control Committee (application reference 20/0600).
- 7.12 Also this year, an application for the discharge of conditions 3 (surface water drainage scheme) and 4 (foul drainage scheme) of previously approved application 20/0309 was approved (application 21/0418).

8. Recommendation: Grant Permission

1. The development shall be begun not later than 17th July 2023.

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 14th October 2021;
2. the proposed site block plan received 14th October 2021 (Drawing No. GMCC/PHASE 2/SBP2 Rev E);
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. 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 the National Planning Policy Framework and Policies CC4, CC5 and CM5 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the submitted foul drainage details annotated on drawing number GMCC/PHASE 2/SBP2 Rev E full details of a foul drainage scheme to serve the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of any development. Thereafter, the development shall be undertaken in strict accordance with the approved details.

Reason: To ensure that the development is served by an adequate method for the disposal of foul drainage in accordance with Policies IP6 and CM5 of the Carlisle District Local Plan 2015-2030.

5. Prior to the installation of any external lighting within the application site full details of the proposed external lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the area in accordance with Policies SP6, CM5 and GI1 of the Carlisle District Local Plan 2015-2030.

6. The total number of static holiday units to be stationed within the application site at any one time shall not exceed 64no.

Reason: For the avoidance of doubt.

7. The static holiday units shall be used solely for holiday use and shall not be occupied as permanent accommodation.

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

8. The static holiday units shall not exceed 12.2 metres by 6.1 metres in size or be positioned closer than 6 metres from one another unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt.

9. The site manager/owner shall keep a register to monitor the occupation of the holiday units subject of this approval. 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 units, their name, normal permanent address and the period of occupation.

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

10. The landscaping scheme hereby approved shall not be carried out otherwise than in complete accordance with the details as illustrated on drawing no. GMCC/PHASE 2/SBP2 Rev E received 14th October 2021. The landscaping works shall be carried out in the first planting and seeding season following the occupation of the first static holiday unit or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the council; and 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 in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

H1 - Per 346 Treatment Plant or comparable model.
 Primary Settlement Tank 2.88M width X 3.2M depth X 6.35M length.
 Filter & Humus Treatment Tank 2.88M width X 3.2M depth X 7.15M length.
 (Existing Treatment Plant retained to serve the existing units).

Existing trees in proposed to be planted with
 English Holly, wisteria (2044cm) and Beech white (2040cm)
 on the basis of a 50/50 mix. Holly and Beech will provide
 foliage all year round. Planting to extend the full length eastwards
 along the hedgerow as measured from the existing vehicular access road.

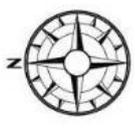
All New Trees -
 'pyramus minor' (Wild Cherry)
 Light Standard - (1.5 to 1.75 metres high).

Area Identified for Maximum of
 27 No Holiday Caravans
 and / or 20 No Tent pitches.

Area Identified for Maximum of
 25 No Holiday Caravans
 which shall not exceed
 12.2 X 6.1 Metres
 or be positioned no closer
 than 6 Metres
 from one another.

Water Feature

PROPOSED SITE BLOCK PLAN



Green Meadows Country Park, Blackford, Carlisle, Cumbria, CA6 4EA.		Drawing No	GMCC / PHASE 2 / SBP2	Rev B
		Date	12th May 2020	Scale
Rev.	Date	Description		
B	19 / 05 / 20	Drawing resized A2 @ Scale 1:500		
A	12 / 05 / 20	Amended		
Drawn By	G.T			
Scale	1:500 @ A2			
Date	12th May 2020			

H1 - P146 Treatment Plant or comparable model.
 Primary Settlement Tank 2.88M width X 3.2M depth X 6.35M length.
 Filter & Humus Treatment Tank 2.88M width X 3.2M depth X 7.15M length.
 (Existing Treatment Plant retained to serve the existing units).

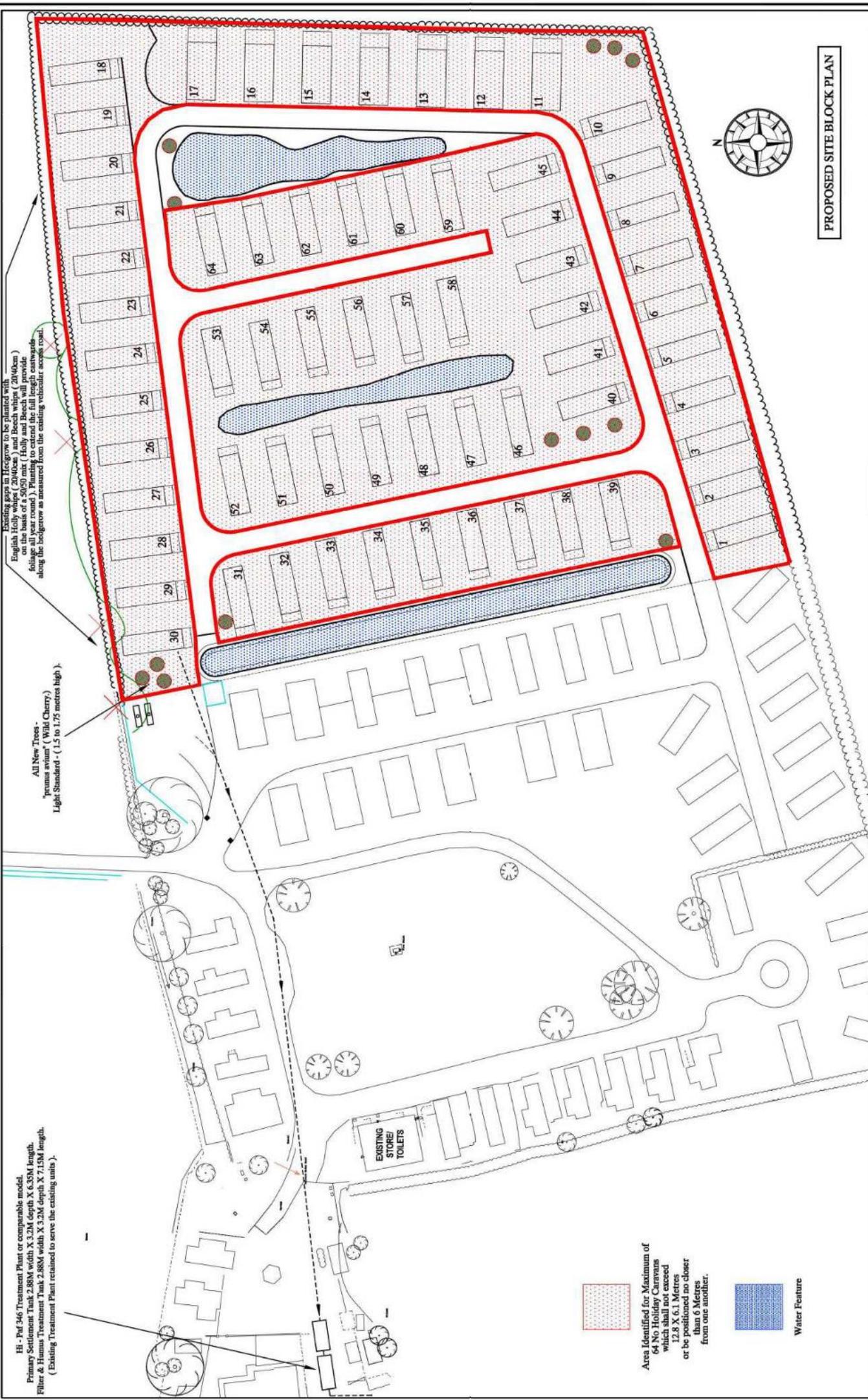
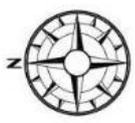
Existing trees in proposed to be planted with English Holly, yew (2040cm) and Beech white (2000cm) on the basis of a 50/50 mix (Holly and Beech will provide foliage all year round). Planting to extend the full length eastwards along the boggerow as measured from the existing vehicular access road.

All New Trees -
 "prunus avium" (Wild Cherry)
 Light Standard - (1.5 to 1.75 metres high).

Area Identified for Maximum of 64 No Holiday Caravans which shall not exceed 12.8 X 6.1 Metres or be positioned no closer than 6 Metres from one another.

Water Feature

PROPOSED SITE BLOCK PLAN



E	12/10/21	Amended	Green Meadows Country Park, Blackford, Carlisle, Cumbria, CA6 4EA.	Drawing No	GMCC / PHASE 2 / SBP2	Rev E
	03/10/21	Amended				
	03/09/21	Pond "A" increased in volume				
Rev.	Date	Description				
Drawn By Scale Date			G.T 1:500 @ A2 12th May 2020			