

CARLISLE CITY COUNCIL

Report to:- Carlisle City Council

Date of Meeting:- 30th September 2011

Agenda Item No:-

Public

Title:- PROPOSED AMENDMENTS TO 11/0181 (KINGSWOOD CENTRE, CUMDIVOCK)

Report of:- Assistant Director (Economic Development)

Report reference:- ED.34/11

Summary:-

In June 2011, the Development Control Committee granted authority to issue planning permission for the conversion of existing buildings from C2 (residential institution) to C3 (private residential) to provide seven residential units and one live/ work unit at the Kingwood Centre, Cumdivock.

This report sets out a proposal to amend the application site to remove some agricultural land which is outside the applicant's ownership and to amend the timescale for the implementation of the permission.

Recommendation:-

That the application site be amended to remove the agricultural land that is outside the applicant's ownership.

That Condition 1 be amended to allow 5 years for the implementation of the scheme.

Contact Officer: Stephen Daniel

Ext: 7375

20 September 2011

1. BACKGROUND INFORMATION AND OPTIONS

At a meeting of the Development Control Committee on 10th June 2011, officer's were granted authority to issue planning permission for the conversion of existing buildings from C2 (residential institution) to C3 (private residential) to provide seven residential units and one live/ work unit, subject to the completion of a S106 to cover financial contributions towards affordable housing and the 'rural wheels' scheme.

The proposal included the change of use of some agricultural land to the rear of two of the proposed dwellings (units 5 & 6) to domestic garden. The applicant is now seeking an amendment to the approved scheme to remove this agricultural land, which is not in his ownership, from the application site.

Whilst the units would have small rear gardens as a result of this change, the new plots would be acceptable, given the large front gardens. In May 2009, the Development Control Committee approved a scheme to convert the buildings at the Kingswood Centre into ten live/ work units. The gardens approved for Units 5 & 6 in this scheme, were the same as those currently proposed in this amendment.

The applicant is also seeking to amend Condition 1, so that he has 5 years to implement the scheme, instead of the currently agreed 3 years. This amendment is requested due to the current state of the housing market and the economic climate. This request is considered to be acceptable given the current difficulties in bringing forward housing schemes.

2. CONSULTATION

2.1 None required.

3. RECOMMENDATIONS

That the application site be amended to remove the agricultural land that is outside the applicant's ownership.

That Condition 1 be amended to allow 5 years for the implementation of the scheme.

4. REASONS FOR RECOMMENDATIONS

The reasons for the recommendation are set out in Section 1 above.

5. IMPLICATIONS

- Staffing/Resources – work falls within the remit of the Planning Service
- Financial – None
- Legal – Legal have been consulted on the process to deal with this application
- Corporate – None
- Risk Management – None
- Equality and Disability – None
- Environmental – None
- Crime and Disorder – None
- Impact on Customers – None

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?		
Age	No	
Disability	No	
Race	No	
Gender/ Transgender	No	
Sexual Orientation	No	
Religion or belief	No	
Human Rights	No	
Health inequalities	No	
Rurality	Yes	Positive

If you consider there is either no impact or no negative impact, please give reasons:

No impact – the scheme proposed is available for all future occupiers. It will assist in the provision of much needed rural housing.

If an equality Impact is necessary, please contact the P&P team.