

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No: 19/0748	Applicant: Womble Bond Dickinson	Parish: Hayton
Date of Receipt: 24/09/2019	Agent: WYG Engineering Limited	Ward: Wetheral & Corby
Location: Land north of Hurley Road and east of Little Corby Road, Little Corby, Carlisle	Grid Reference: 347832 557424	

Proposal: Erection Of 45no. Dwellings (Outline)

Members resolved to defer consideration of the proposal in order to allow further consideration to be given to the proposed footpath/ pedestrian linkages to the site and potential flooding from the site to await a further report on the application at a future meeting of the Committee.

Item no: 02

Appn Ref No: 19/0909	Applicant: Mr Welch	Parish: Dalston
Date of Receipt: 28/11/2019	Agent: Gray Associates Limited	Ward: Dalston & Burgh
Location: Orton Grange Park, Grange Park Road, Orton Grange	Grid Reference: 335392 551982	

Proposal: Variation Of Condition 1 (Approved Documents) Of Previously Approved Application 19/0863 (Demolition Of Caravan Site Shop, Change Of Use Of Land As Extension To Caravan Site For Siting Of 7No. 'Log Cabin' Style Static Caravans For Holiday Use) To Relocate And Change The Design Of Unit 1 (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 received 28th November 2019;
2. the application form received 15th April 2009 in respect of application 09/0302 as varied by the application form received 28th April 2015 in respect of application 15/0333;
3. the site location plan received 28th November 2019 (Drawing No.D.01);
4. the site layout and location plan received 10th June 2009 (Drawing No.OG.P.04A) in respect of application 09/0302 (except for unit 1 which has been varied under this permission);
5. the proposed site plan showing the repositioning of unit 1 received 21st January 2020 (Drawing No.D.02)
6. the proposed floor plans and elevations of unit 1 received 21st January 2020 (Drawing No.D.03b);
7. the proposed floor plans and elevations of the 'log cabin' style caravans received 27th April 2009 (Drawing No.OG-P-SK-07) in respect of application 09/0302 (except for unit 1 which has been varied under this permission);
8. the tree protection measures received 15th April 2009 (Drawing No. OG-T-06) in respect of application 09/0302;
9. the supporting document received 21st January 2020;
10. the Notice of Decision;
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. The residential caravans hereby approved shall not be occupied until they have been connected to the private treatment plant.

Reason: To ensure that foul sewage from the proposed development does not lead to the pollution of groundwater or surface waters in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

3. The development shall be implemented in accordance with the approved surface water disposal scheme discharged under application 10/0490 (Drawing No. OG.P.010 received 26th May 2010 and email from agent received 23rd June 2010).

Reason: To ensure that an acceptable scheme is implemented in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. The landscaping works, including tree protection measures, approved under discharge of condition application 10/0490 (Drawing No.1006.01A received 5th July 2020) shall be carried out as approved prior to the occupation of any part of the development or in accordance with a 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 an acceptable landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015 -2030.

5. The 2.4 metre timber fence along the southern boundary of the site hereby approved shall be retained in perpetuity.

Reason: To protect the living conditions of the neighbouring property. In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. The development shall be implemented in accordance with the scheme for security barriers approved under discharge of condition application 10/0490 (Drawing No. OG.P.04 A/b received 27th July 2010 and literature received 26th May 2010).

Reason: To minimise disturbance to the existing residents in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Item no: 03

Appn Ref No:
20/0002

Applicant:
Ms Lucy Armstrong

Parish:
Irthington

Date of Receipt:
03/01/2020

Agent:
Sam Greig Planning

Ward:
Longtown & the Border

Location:
Cumrenton Farm, Irthington, Carlisle, CA6 4PG

Grid Reference:
349138 562377

Proposal: Erection Of 1no. Dwelling

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 3rd January 2020;
 2. the Location Plan received 3rd January 2020);
 3. the Proposed Site Plan received 3rd January 2020 (Drawing no. 19/01/942-42);
 4. the Lodge House - Proposed Plans & Elevations received 3rd January 2020 (Drawing no. 19/01/942-01);
 5. the Explanatory Statement received 3rd January 2020;
 6. the Statement on Land Contamination received 3rd January 2020;
 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 shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 40 % to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

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. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

Reason: To ensure a satisfactory form of development and to secure a proper drainage scheme in accordance with policies within the National Planning Policy Framework, the National Planning Practice Guidance and Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030.

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 commencement of development hereby approved, the agricultural building subject to planning application 19/0003/COU shall be demolished in its entirety.

Reason: To avoid the potential of multiple dwellings being created in this location in accordance with Policies HO2 and HO6 of the Carlisle District Local Plan 2015-2030.

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

7. 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed within the curtilage of the property without the prior written permission of the local planning authority.

Reason: To ensure that the appearance of the area is not prejudiced by lack of satisfactory screening in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Item no: 04**Appn Ref No:**
19/0538**Applicant:**
Mr J Dickinson**Parish:**
Carlisle**Date of Receipt:**
09/07/2019**Agent:****Ward:**
Cathedral & Castle**Location:**
13 River Street, Carlisle, CA1 2AL**Grid Reference:**
341017 555800

Proposal: Erection Of Outbuilding To Rear Of Property With Roof Terrace Above
(Part Retrospective)

Decision: Refuse Permission**Date:** 11/10/2019**Decision of:** Planning Inspectorate**Decision Type:** Appeal Part Allowed**Date:** 18/02/2020**Item no: 05****Appn Ref No:**
19/0684**Applicant:**
Mr R C & Mrs S K Jackson**Parish:**
Wetheral**Date of Receipt:**
03/09/2019**Agent:**
WYG Group Ltd**Ward:**
Wetheral & Corby**Location:**
Land adjacent to 33 Ghyll Road, Scotby, Carlisle**Grid Reference:**
344457 554540

Proposal: Erection Of 1no. Dwelling (Outline)

Decision: Refuse Permission**Date:** 28/10/2019**Decision of:** Planning Inspectorate**Decision Type:** Appeal Allowed with Conditions**Date:** 26/02/2020**Item no: 06****Appn Ref No:**
19/0518**Applicant:**
Mr Millard**Parish:**
Brampton**Date of Receipt:**
02/07/2019 11:00:50**Agent:**
Mr Mark Southerton**Ward:**
Brampton & Fellside**Location:****Grid Reference:**

Irthing Vale Caravan Park, Old Church Lane,
Brampton, CA8 2AA

352140 561382

Proposal: Certificate Of Proposed Lawful Development For Use Of Existing Caravan
Park Without Restriction On Length Of Stay Or Type Of Occupation Of
The Caravans To Include Permanent Residential Use

Decision: Refuse Permission

Date: 22/08/2019

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed

Date: 27/03/2020