

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
19/0494

Applicant:
Mrs Susan Henshaw & Mr
Michael Thomlinson

Parish:
Walton

Date of Receipt:
19/06/2019

Agent:
Abacus Building Design

Ward:
Longtown & the Border

Location:
L/A rear of Walton Parish Church, Walton,
Brampton, CA8 2DH

Grid Reference:
352199 564446

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 submitted planning application form received 19th June 2019;
 2. the Proposed Block Plans & Site Sections (drawing ref 2019/030/11B) received 27th September 2019;
 3. the Proposed Property Plan & Elevations (drawing ref 2019/030/10B) received 27th September 2019;
 4. the Proposed Property Plan & Elevations (drawing ref 2019/030/13B) received 27th September 2019;
 5. the Proposed Property Plan (drawing ref 2019/030/12) received 27th September 2019;
 6. the Proposed Drainage Plan received 16th December 2019;
 7. the Planning Statement received 27th September 2019;
 8. the Heritage Statement received 27th September 2019;
 9. the Ecological Appraisal received 27th September 2019;
 10. the Desk Top Study Contamination Report received 27th September 2019;
 11. the Tree Survey & Impact Assessment received 27th September 2019;

12. the Notice of Decision; and
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure that the external appearance of the building is acceptable in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. A sample panel (1m square) of stone masonry walling shall be made available for inspection by the Local Planning Authority. The stone shall be pointed with a cement-free lime mortar. This mortar should contain a range of particle sizes from dust to up to 1/3rd joint size. It should be carefully tamped back from the face of the stonework to provide a flush but textured finish (not brushed). Once the sample panels have been agreed as acceptable by the Local Planning Authority, the remainder of the dwelling shall be built in accordance with the sample panel.

Reason: To ensure the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

5. Details of all new windows and doors, in the form, of quarter or full-size drawings including sections, shall be submitted for prior approval by or on behalf of the local planning authority before any development takes place. Such details shall include the frames, means of affixing to the wall and the size and opening arrangements of the window.

Reason: To ensure that the proposed windows are acceptable in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, details of the proposed hard surface finishes to all external areas shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with these details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning

Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in its agreed form prior to the occupation of the dwelling. 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 approval to any variation.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. Prior to commencement of development a detailed scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its agreed form prior to the commencement of any development works on the site.

Within the fenced off area;

- No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
- No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
- No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
- No materials or vehicles shall be stored or parked within the fenced off area.
- No alterations to the natural/existing ground level shall occur.
- No excavations will be carried out within the fenced off area.
- The tree and hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

Reason: To protect trees and hedges during development works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the

meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the dwelling is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

11. Prior to the commencement of development a written scheme of investigation for an archaeological watching brief must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme shall be implemented in full with an archaeological watching brief being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report shall be furnished to the Local Planning Authority.

Reasons: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

12. Prior to the commencement of development, the applicant shall submit details of the proposed wildlife enhancement measures to be incorporated within the site. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure that the proposal does not have an adverse impact on biodiversity in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

13. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling shall be submitted to and approved in writing by the local planning authority before development commences. The development shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: In order that the approved development responds to planning issues associated with the topography of the area and preserves amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. Prior to the commencement of development, a condition survey of the roads that would provide access to the site (which are registered as village green) should be submitted to the local planning authority.

Reason: To ensure that the condition of the access roads serving the site is recorded prior to the commencement of development.

16. Prior to the commencement of development, details of the proposed retaining walls to be erected within the site, shall be submitted for approval in writing by the local planning authority. The retaining walls shall then be erected in strict accordance with these details.

Reason: To ensure that the proposed development does not affect the structural stability of the adjoining land and boundaries.

Relevant Development Plan Policies

Item no: 02

Appn Ref No:
19/0493

Applicant:
Carlisle Estates

Parish:
Wetheral

Date of Receipt:
19/06/2019

Agent:
PFK Planning

Ward:
Wetheral & Corby

Location:
Land to Rear of 44 Scotby Road, Scotby, Carlisle,
CA4 8BD

Grid Reference:
344098 555546

Proposal: Erection Of 4no. Dwellings

Members resolved to defer consideration of the proposal in order to negotiate with the applicant/agent in relation to their concerns regarding the proposed Plot 4 and to await a further report on the application at a future meeting of the Committee.

Item no: 03

Appn Ref No:
19/0193

Applicant:
Dalston Parochial Church
Council

Parish:
Dalston

Date of Receipt:
06/03/2019

Agent:
Architects Plus (UK) Ltd

Ward:
Dalston & Burgh

Location:
St Michaels and All Angels Church, The Square,
Dalston, Carlisle, CA5 7PJ

Grid Reference:
337011 550244

Proposal: Erection Of Extension To Provide Library, Function Room And Entrance; Conversion Of Existing Vestry To Form New Accessible Toilet, Office And Kitchen And Alterations To Existing Disabled WC To Provide Vestry And Accessible Toilet

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 March 2019;
 2. the site location plan received 6th March 2019 (Drawing No. 12013-20);
 3. the block plan as proposed received 5th November 2019 (Drawing No.12013-25A);
 4. the proposed site plan/floor plans received 5th November 2019 (Drawing No.12013-23C);
 5. the proposed elevations received 5th November 2019 (Drawing No.12013-27B);
 6. the statement determining need received 6th March 2019;
 7. the design and access statement and heritage statement received 5th November 2019 (revision A);
 8. the reptile survey received 29th April 2019 (ref 5235);
 9. the baseline ecology survey received 23rd May 2019 (ref 5235);
 10. the scoping bat survey received 29th April 2019 (ref 5235);
 11. the tree survey report received 5th November 2019 (revised 1st November 2019);
 12. the tree root protection plan received 5th November 2019 (Drawing No.12013-28A);
 13. the contaminated land desk top study received 6th March 2019;
 14. the typical section of foundation received 6th March 2019;
 15. the gravestone survey received 6th March 2019 (Dated November 2017);
 16. the planning statement received 5th November 2019;
 17. the archaeological evaluation report received 6th March 2019 (Dated January 2019);
 18. the heritage impact assessment received 5th November 2019 (October 2019);
 19. the Notice of Decision; and
 20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management.

4. Prior to the commencement of development a bedding and pointing specification shall be submitted to and approved in writing by the local planning authority. All bedding and pointing shall then be undertaken in accordance with the approved specification.

Reason: To ensure the works harmonise as closely as possible with the existing building in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

5. A sample area of the stonework for the proposed extension measuring no less than 1m x 1m, including a corner detail as well as proposed mortar and pointing details, shall be prepared and approved in writing by the local planning authority in advance of the erection of the extension. The extension shall then be constructed in strict accordance with the approved sample area.

Reason: To ensure the works harmonise as closely as possible with the existing building in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of any development details of all new joinery at 1:1 or 1:2 shall be submitted to and approved in writing by the local planning authority. The development shall then take place strictly in accordance with the approved details.

Reason: To ensure that the works harmonise as closely as possible with the listed building, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

7. The development hereby approved shall be undertaken in accordance with the mitigation measures and working practices outlined in the Reptile Survey received 29th April 2019 (Ref:5235), the Baseline Ecology Survey received 23rd May 2019 (Ref 5235) and the Scoping Bat Survey received 29th April 2019 (Ref:5235).

Reason: In order to ensure that the works do not adversely affect the habitat of protected species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. 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: 2005 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 should 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 Policy GI6 of the Carlisle District Local Plan 2015-2030.

9. Any excavation works within the root protection zones of the trees to be retained shall be hand dug in accordance with BS5387, 2012. In the event of trenches or excavations exposing tree roots of 50mm/2 inches diameter or more, these should be carefully retained and protected by suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

Reason: To protect trees and hedges during development works. In accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

10. A landscaping scheme to mitigate for the loss of the two yew trees shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented during the first planting season following the completion of the development hereby approved and any trees or shrubs which die, become diseased or are lopped, topped, uprooted or wilfully destroyed within the following five years shall be replaced by appropriate nursery stock.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 04

Appn Ref No:
19/0184

Applicant:
Mr Ridley

Parish:
Brampton

Date of Receipt:
04/03/2019 23:00:45

Agent:
Sam Greig Planning

Ward:
Brampton & Fellside

Location:
Land Adjacent to Hillcrest, Milton, Brampton, CA8
1HS

Grid Reference:
355220 560514

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 submitted planning application form received 4th March 2019;
 2. Location Plan (Dwg No. 2019/2/2/003), received 9th December 2019;
 3. Block Plan (Dwg No. 2019/2/2/002 rev D), received 9th December 2019;
 4. Plan and Elevations as Proposed (Dwg No. 2019/2/2001 Rev A), received 4th November 2019;
 5. Drainage Plan, (Dwg No. 2019/2/2/004 rev 0), received 9th December 2019;
 6. Design & Access Statement received 4th March 2019;
 7. the Notice of Decision; and
 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

4. Within 3 months of the commencement of development, details of hard and soft landscape works, including a phased programme of works, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwelling or in accordance with the 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 a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Within 3 months of the commencement of development, details of any walls,

gates, fences and other means of permanent enclosure and/or boundary treatment to be erected shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be undertaken in strict accordance with these details.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the dwelling is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development, the applicant shall submit details of hedgerow protection fencing to be installed on the site for approval in writing by the Local Planning Authority. This fencing shall be erected prior to the commencement of development and shall remain in place until the works are completed.

Reason: To ensure that the existing hedgerow is protected in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the occupation of the dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle District.

Reason: In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. 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 ensure adequate provision of infrastructure and to accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

10. 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.

11. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 16.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

12. The development shall not commence until visibility splays providing clear visibility as Drawing Number 2019/2/2/002 Rev D (received 9th December 2019). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

13. The access drive shall be surfaced in bituminous or cement bound materials, 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 10metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

14. 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 and to support Local Transport Plan Policies LD7 & LD8.

15. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

16. 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 and to support Local Transport Plan Policies LD5, LD7 & LD8.

17. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

18. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

19. No development shall commence until a sustainable surface water drainage scheme including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be in accordance with the principles of the submitted Design and Access Statement dated Feb 2019 ref: 2019/2/2/003 and also in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water will be permitted to drain directly or indirectly into the public sewer. The

development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

20. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and garage shall be submitted to and approved in writing by the local planning authority before development commences. The development shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: In order that the approved development responds to planning issues associated with the topography of the area and preserves amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

21. Notwithstanding the garage door detail shown on the approved plan, details of the proposed garage door shall be submitted for approval in writing by the local planning authority prior to its installation. The garage door shall then be installed in strict accordance with these approved details.

Reason: To ensure the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
19/0517

Applicant:
Messrs Norman

Parish:
Burgh-by-Sands

Date of Receipt:
01/07/2019 16:00:50

Agent:
Whitfield Architects

Ward:
Dalston & Burgh

Location:
Land adjacent to Fair Lea, Moorhouse, Carlisle,
CA5 6EL

Grid Reference:
333508 556505

Proposal: Erection Of Dwellings (Outline)

Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:

- i) the expiration of 3 years from the date of the grant of this permission, or
- ii) the expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the access, appearance, landscaping, layout and scale of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The development shall be undertaken in strict accordance with the approved documents for this Outline Permission which comprise:

1. the Planning Application Form received 1st July 2019;
2. the Location Plan received 1st July 2019 (Drawing no. P(00)01);
3. the Proposed Block Plan received 1st July 2019 (Drawing no. P(00)02);
4. the Phase 1: Desk Top Study Report (Preliminary Environmental Risk Assessment) received 1st August 2019;
5. the Design & Access Statement received 1st July 2019;
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.

4. 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.

No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

Reason: To ensure a satisfactory form of development and to prevent an

undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, in the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

5. Prior to the commencement of any development, a condition and capacity survey of the culverted watercourse (or piped drainage system) downstream of the surface water discharge point shall be provided to the local planning authority. The information provided should also include mitigation measures where it is deemed the improvements are required.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the Policies within the NPPF and NPPG and Policy CC5 of the Carlisle District Local Plan 2015-2030.

6. 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.

7. Before any development takes place, a plan shall be submitted to and approved in writing by the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policy LD8.

8. No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees (the Tree Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with Clause 7 of British Standard BS5837 - Trees in relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority.

Within the fenced off area;

- no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
- no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
- no alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority;
- no materials or vehicles shall be stored or parked within the fenced off area;
- no alterations to the natural/existing ground level shall occur;
- no excavations will be carried out within the fenced off area;

In the event of trenches or excavations exposing tree roots of 50mm/ 2 inches diameter or more, these should be carefully retained and protected by suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/ 2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval in writing of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

The tree and hedge protection fencing must be carried out as described and approved and shall be maintained until the development is completed.

Reason: To ensure the retention of trees and hedges in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

9. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for written approval before work commences on site. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide and shall include the provision of footways that link continuously and conveniently to the nearest existing footway. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

10. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors, shall be submitted to the local planning authority for written approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure a minimum standard of parking provision is made within the site for vehicles visiting the site in accordance with Policy SP6

of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

11. Development shall not commence until a Construction Phase Plan (CCP) has been submitted to and approved in writing by the local planning authority. The CCP 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;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- details of any proposed temporary access points (vehicular / pedestrian);
- surface water management details during the construction phase.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and in the interests of highway and pedestrian safety.

12. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Prior to their construction, details of all such ramps shall be submitted to the local planning authority for written approval. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. Prior to the commencement of any dwelling hereby approved, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and garage (if proposed) shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved

Reason: In order that the approved development is appropriate to the character and appearance of the area and does not adversely affect the occupier of a neighbouring property in accordance with

Policies HO2 and SP6 of the Carlisle District Local Plan
2015-2030.

14. No construction of any dwelling shall commence until samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

15. Prior to the occupation of any dwelling hereby approved, particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted. All works comprised in the approved details of means of enclosure and boundary treatment shall be carried out in accordance with the approved details prior to the occupation of any dwelling.

Reason: To ensure that the work is undertaken in a co-ordinated manner that safeguards the appearance and security of the area in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

16. Prior to the occupation of any dwelling hereby approved, details of a landscaping scheme have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared to reduce the potential for crime in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

17. No construction of any dwelling shall commence until full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

18. The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policies HO2 and IP2 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

19. 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.

20. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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 and that it fulfils the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

21. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 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.

22. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.

Reason: In the interests of highway safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

23. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety

and convenience of users of the highway and of the access in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
19/0670

Applicant:
Mr Patrick Lee

Parish:
Westlinton

Date of Receipt:
29/08/2019

Agent:
Sam Greig Planning

Ward:
Longtown & the Border

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

Grid Reference:
339852 562220

Proposal: 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

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 3rd May 2019 (application 19/0360);
 2. the submitted application form received 29th August 2019;
 3. the Explanatory Statement received 3rd May 2019 (application 19/0360);
 4. the Explanatory Statement received 29th August 2019;
 5. the infiltration results compiled by Robinson Drafting & Design received 29th August 2019 (ref: RDD-204/SR/29.07.19);
 6. the drainage details compiled by Robinson Drafting & Design received 29th August 2019 (ref: RDD-204/SR/21.08.19);
 7. the supplementary drainage details supplied by Sam Greig received 11th December 2019;
 8. the site layout received 1st July 2019 (Drawing No. GMCC/SITE LAYOUT 2 Rev D) (application 19/0360);
 9. the Notice of Decision; and
 10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. The total number of static units to be stationed on the site at any one time shall

not exceed 44no. inclusive of the 15no. permanent residential units and a show holiday caravan. The total number of tent pitches/touring pitches shall not exceed 20no. and 27no. respectively.

Reason: For the avoidance of doubt.

3. The static holiday units, touring caravan pitches and tent pitches shall be used solely for holiday use with the exception of 15no. permanent holiday units and shall not be occupied as permanent accommodation.

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

4. The static holiday units hereby approved 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.

5. The landscaping scheme hereby approved shall not be carried out otherwise than in complete accordance with the details as illustrated on drawing no. GMCC/SITE LAYOUT 2 Rev D received 1st July 2019 (application reference 19/0360. 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.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
19/0606

Applicant:
Mr D Herriott

Parish:
Arthuret

Date of Receipt:
05/08/2019 17:00:57

Agent:

Ward:
Longtown & the Border

Location:

Grid Reference:

Proposal: Conversion Of Rear Of Church (Existing Extension) To 1no. Dwelling
Including Provision Of External Roof Terrace

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 5th August 2019;
2. the Location Plan received 12th August 2019;
3. the Site Plan received 5th August 2019;
4. the Proposed Plans received 5th August 2019 (Drawing no. P100);
5. the Proposed Elevations received 21st October 2019 (Drawing no. P300 Rev A);
6. the Proposed Sections received 18th October 2019 (Drawing no. P200 Rev A);
7. the Location Plan Visibility Splays received 18th October 2019;
8. the Design and Access Statement received 5th August 2019;
9. the Heritage Statement received 12th August 2019;
10. the Parking Plan received 18th October 2019;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. 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) there shall be no enlargement or external alterations to the dwelling unit to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) Classes A, B, D and E of these Orders, without the written approval of the local planning authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy SP2, HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

4. The parking area shall be constructed in accordance with the approved plans

before the building is occupied and shall not be used except for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure adequate access is available for each occupier in accord with Policies IP3 and SP6 of the Carlisle District Local Plan 2015-2030.

5. The brick and timber boundary structure serving the terrace shown on the Proposed Elevations (Drawing no. P300 Rev A) and Proposed Sections (Drawing no. P200 Rev A) received 21st October 2019 shall be completed prior to the terrace being brought into use and shall be retained in its approved form thereafter.

Reason: To protect the living conditions of the occupiers of neighbouring properties from overlooking and loss of privacy and to ensure an appropriate form of development in accordance with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.

6. The external walling materials to be used in the building works hereby permitted shall be identical to those in the existing building, including the manner in which any bricks are laid, where appropriate. If any other material is proposed no development relating to the use of external materials shall take place until such has been approved, in writing, by the local planning authority.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 08

Appn Ref No:
19/0851

Applicant:
Genesis Homes

Parish:
Burgh-by-Sands

Date of Receipt:
05/11/2019 14:00:41

Agent:
Mr Blue

Ward:
Dalston & Burgh

Location:
Land Adjacent To King Edwards Fauld, Burgh By Sands, Carlisle, CA5 6AR

Grid Reference:
332635 558923

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved Application 18/1088 (Erection Of 24no. Dwellings And Associated Infrastructure) To Amend The Site Layout And Finished Floor Levels

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 forms received 7th December 2018 and 5th November 2019;
2. the Site Location Plan (drawing ref P(100)001) received 7th December 2018;
3. the Existing Site Plan (drawing ref P(000)002 Rev A) received 11th December 2018;
4. the Proposed Site Plan (drawing ref P(100)001 Rev J) received 17th December 2019;
5. the Proposed Site Sections & Elevations (drawing ref P(400)001) received 7th December 2018;
6. the Esk Typical Elevations (drawing ref P(300)001 Rev A) received 7th December 2018;
7. the Esk Typical Floors (drawing ref P(200)001) received 7th December 2018;
8. the Dee Typical Elevations (drawing ref P(300)002 rev A) received 7th December 2018;
9. the Dee Typical Floor Plans (drawing ref P(200)002) received 7th December 2018;
10. the Eden Typical Elevations (drawing ref P(300)003 rev A) received 7th December 2018;
11. the Eden Typical Floor Plans (drawing ref P(200)003) received 7th December 2018;
12. the Gelt Typical Elevations (drawing ref P(300)004 rev A) received 7th December 2018;
13. the Gelt Typical Floor Plans (drawing ref P(200)004) received 7th December 2018;
14. the Whillan Typical Elevations (drawing ref P(300)006 rev B) received 7th March 2019;
15. the Whillan Typical Floor Plans (drawing ref P(200)006 rev A) received 7th March 2019;
16. the Caldew Typical Elevations (drawing ref P(300)010 rev A) received 7th December 2018;
17. the Caldew Typical Floor Plans (drawing ref P(200)010) received 7th December 2018;
18. the Petterill Typical Elevations (drawing ref P(300)012 rev A) received 7th December 2018;
19. the Petterill Typical Floor Plans (drawing ref P(200)012) received 7th December 2018;
20. the Lowther Typical Elevations (drawing ref P(300)018 rev C) received 11th March 2019;
21. the Lowther Typical Floor Plans (drawing ref P(200)018 rev A) received 11th March 2019;
22. the Derwent Typical Elevations (drawing ref P(300)019 rev A) received 7th December 2018;
23. the Derwent Typical Floor Plans (drawing ref P(200)019) received 7th December 2018;
24. the Ellen Typical Elevations (drawing ref P(300)022 rev A) received 7th December 2018;

25. the Ellen Typical Floor Plans (drawing ref P(200)022) received 7th December 2018;
26. the Garages Typical Floor Plans & Elevations (drawing ref P(2020)050 rev A) received 7th March 2019;
27. the Proposed Boundary Treatment Plan (drawing ref P(100)003 rev G) received 29th May 2019;
28. the Proposed Boundary Treatment Details (drawing ref P(500)001) received 7th December 2018;
29. the Drainage Strategy (drawing ref 01 Issue P9) received 17th December 2019;
30. the Planting Plan (drawing ref 01 rev A) received 7th December 2018;
31. the Plant Specification & Schedules (drawing ref 02) received 7th December 2018;
32. the Proposed Affordable Housing Plan (drawing ref P(100)002 rev F) received 29th May 2019;
33. the Proposed Materials Schedule received 7th December 2018;
34. the Update to Ecological Appraisal (Oct 2018) received 7th December 2018;
35. the Phase 2: Ground Investigation Report received 7th December 2018;
36. the Section 106 Draft Heads of Terms received 7th December 2018;
37. the Traffic Survey from WYG received 7th December 2018;
38. the Planning and Affordable Housing Statement received 7th December 2018;
39. the Geo Environmental Engineering Report (GEO2018-3108) received 7th December 2018;
40. the Design and Access Statement (November 2018) received 7th December 2018;
41. the Flood Risk Assessment and Drainage Statement (1806-01) received 7th December 2018;
42. the Archaeological Evaluation - Written Scheme of Investigation (October 2014) received 7th December 2018;
43. the Notice of Decision; and
44. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. The materials shall be in strict accordance with the details discharged under application 19/0457.

Reason: To ensure the works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

3. The development shall be undertaken in strict accordance with the Planting Plan (Dwg No. 01 received, 7th December 2018, submitted under application 18/1088) and the Plant Specification and Schedule (Dwg No. 02 received 7th December 2018 submitted under application 18/1088). These works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the 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 a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. Foul and surface water drainage shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

5. The surface water drainage shall be completed, maintained and managed in strict accordance with the details discharged under application 19/0457.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

6. A programme of archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within one year of the date of commencement of the hereby permitted development or otherwise agreed in writing by the LPA.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

7. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit in accordance with the details approved under application 19/0457. Any works so approved shall constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

8. Visibility splays providing clear visibility of 36 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

9. The development shall be undertaken in strict accordance with the Construction Phase Traffic Management approved under application 19/0457.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

10. 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.

11. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

12. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants.

13. 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.

14. During construction works, a protective fence shall be retained around the existing hedgerows in accordance with the details approved under application 19/0457. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fences 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 hedges to be retained on site in support of Policy GI6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 09

Appn Ref No:
19/0814

Applicant:
Mr S Harrison

Parish:
Carlisle

Date of Receipt:
18/10/2019

Agent:
PFK Land and
Development

Ward:
Cathedral & Castle

Location:
Whitehorse Centre, Tyne Street, Carlisle, CA1 2NP

Grid Reference:
341009 554861

Proposal: Demolition Of Whitehorse Centre And Erection Of 5no. Employment Units
And External Compound Area

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 18th October 2019;
 2. the Location Plan received 18th October 2019 (Drawing no. 120-04);
 3. the Block Plan received 18th October 2019 (Drawing no. 120-05);
 4. the Proposed Site Plan received 18th October 2019 (Drawing no. 120-02);
 5. the Plans Elevations received 6th December 2019 (Drawing no. 120-01 Rev A);

6. the Planning and Historic Statement received 18th October 2019;
7. the report Upon Condition Issue 1 received 11th November 2019;
8. the Bat Survey received 16th December 2019;
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.

3. Prior to the carrying out of any demolition work the existing buildings affected by the proposed development shall be recorded in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 1 month of the commencement of construction works a digital copy of the resultant Level 2 Survey report shall be furnished to the local planning authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their demolition as part of the proposed development in accordance with Policy HE6 of the Carlisle District Local Plan 2015-2030.

4. Development shall not commence until a Construction Phase Plan (CCP) has been submitted to and approved in writing by the local planning authority. The CPP shall include details of:
 - 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;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - details of any proposed temporary access points (vehicular / pedestrian);
 - surface water management details during the construction phase.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and in the interests of highway and pedestrian safety.

5. Other than the demolition of the building, prior to the commencement of any other development hereby approved, 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 drainage scheme shall also include details of all measures to be taken by the applicant/ development to prevent surface water discharging onto or off the highway.

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.

Any approved works shall be implemented prior to the development being occupied and shall be maintained operational thereafter.

Reason: To ensure a satisfactory means of surface water disposal in accordance with Policies SP6 and IP6 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

6. Prior to the building hereby approved being brought into use, details to minimise the potential for crime and disorder shall be submitted and approved in writing by the local planning authority. Such details shall include (where applicable):
- security lighting scheme;
 - pedal cycle parking - to be positioned in a prominent and active location with adequate choice of locking options and protected from weather without obstructing natural surveillance opportunities;
 - buildings physical security - specification of exterior door, window, glazing and locking devices to resist forced entry;
 - presence and configuration of intruder alarm system(s) (if police response is required, these must be compliant with National Police Chief Councils Security Systems Policy);
 - secure storage for staff personal belongings;
 - exterior waste bin management - to mitigate against exploitation as climbing aid
 - and arson risks;
 - presence and configuration of CCTV (image standard and Data Protection compliance issues).

These measures shall be implemented prior to the building being brought into use and shall be retained unaltered thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In order to minimise the potential for crime and disorder and to reduce the potential for noise and disturbance from the site in accordance with Policies CM5 and SP6 of the Carlisle District Local Plan 2015-2030.

7. This permission relates to the use of the premises for purposes falling within Use Classes B1(b), B1(c), B2 and B8 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Classes in any Statutory Instrument revoking and re-enacting that Order.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy SP2 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.

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.

9. The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior written 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 Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5 and LD7.

Relevant Development Plan Policies

Item no: 10

Appn Ref No:
19/0852

Applicant:
Gleeson Homes

Parish:
St Cuthbert Without

Date of Receipt:
05/11/2019 16:00:41

Agent:
SRE Associates

Ward:
Harraby South & Parklands

Location:
Land adjacent to Hunters Crescent, Garlands Road,
Carlisle

Grid Reference:
343192 554423

Proposal: Display Of Freestanding Sign

Grant Permission

1. The signage shall be removed within 21 days of the sale of the last property within the residential development by Gleeson Homes on land to the north of Moorside Drive & Valley Drive, or by the 10th January 2025 whichever is the sooner.

Reason: The consent relates solely to the display of the signage during construction and marketing of the housing development to which it relates and when that development is completed and all dwellings are sold, the local planning authority requires that all the advertisements are removed in the interests of the visual amenity of the area to support the objectives of paragraph 132 of the National Planning Policy Framework and Policy SP6 of the Carlisle District Local Plan 2015-2030.

2. The development shall be undertaken in strict accordance with the approved documents for this Advertisement Consent which comprise:
 1. Submitted Planning Application Form, received 5 November 2019;
 2. Site Location Plan, received 5 November 2019;
 3. Proposed Freestanding Directional Sign Drawing, received 5 November 2019;
 4. Email Correspondence regarding details of the proposed directional sign, received 17 December 2019;
 5. the Notice of Decision.

Reason: To define the permission.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any structure or hoarding erected or used principally for the purpose of

displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. No advertisement shall be sited or displayed so as to

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Relevant Development Plan Policies

Item no: 11

Appn Ref No:
19/0879

Applicant:
Mrs McCartney

Parish:
Dalston

Date of Receipt:
19/11/2019 13:00:47

Agent:
CAD Connections

Ward:
Dalston & Burgh

Location:
25 Caldew Drive, Dalston, Carlisle, CA5 7NS

Grid Reference:
336983 550673

Proposal: Demolition Of Garage And Erection Of Two Storey Side Extension To Provide Garage/Utility On Ground Floor With En-Suite Bedroom Above

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 19th November 2019;
2. the site location plan received 20th November 2019 (Drawing No.CC19/152/05);
3. the block plan received 20th November 2019 (Drawing No.CC19/146/03);
4. the proposed floor plans and elevations received 19th November 2019 (Drawing No.CC19/152/03A & CC19/152/02A);
5. the plans received 19th November 2019 stating the colour of render and materials to be used (Drawing No.CC19/152/03A);
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Relevant Development Plan Policies

Item no: 12

Appn Ref No:
19/9004

Applicant:
Mrs Rebecca Oliver

Parish:
Kingmoor

Date of Receipt:
05/06/2019

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Belah & Kingmoor

Location:
Cargo Hill Farm, Cargo, Carlisle, CA6 4AL

Grid Reference:
336617 560158

Proposal: Importing Waste Soils And Inert Materials Under The Provisions Of A Recovery Permit, Issued By The Environment Agency In Order To Extend An Embankment Supporting A Residential Property (Initial Planning Consent Approved 09/09/2013)

Decision: City Council Observation - Observations

Date: 25/06/2019

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 13/12/2019

Item no: 13

Appn Ref No:
19/9013

Applicant:
Hanson Quarry Products
Europe Limited

Parish:
Hayton

Date of Receipt:
07/10/2019

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Brampton & Fellside

Location:
Low Gelt Quarry, Low Gelt Bridge, Brampton,
Carlisle CA8 1SY

Grid Reference:
352135 558553

Proposal: Variation Of Conditions 1,2,30 And 32 Of Planning Permission
09/9033/CTY To Extend The Time Period Permitted For Mineral
Extraction And Restoration And To Amend The Restoration Scheme

Decision: City Council Observation - Observations

Date: 17/10/2019

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 15/11/2019

Item no: 14

Appn Ref No:
18/0388

Applicant:
Mr Ian Murray

Parish:
Carlisle

Date of Receipt:
25/04/2018 08:01:58

Agent:
Tyler Design Services

Ward:
Botcherby & Harraby North

Location:
Land adjacent Geltsdale Avenue, Durranshill,
Carlisle, CA1 2RL

Grid Reference:
342746 555199

Proposal: Proposed New Vehicle and Pedestrian Entrance

Decision: Refuse Permission

Date: 11/01/2019

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 12/12/2019