

SCHEDULE A: Applications with Recommendation

19/0517

Item No: 05

Date of Committee: 10/01/2020

Appn Ref No:
19/0517

Applicant:
Messrs Norman

Parish:
Burgh-by-Sands

Agent:
Whitfield Architects

Ward:
Dalston & Burgh

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

Proposal: Erection Of Dwellings (Outline)

Date of Receipt:
01/08/2019

Statutory Expiry Date
26/09/2019

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Principle Of Residential Development Is Acceptable
- 2.2 Whether The Scale And Design And Impact On The Character And Appearance Of The Area Is Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties
- 2.4 Highway Issues
- 2.5 Foul And Surface Water Drainage
- 2.6 Impact Of The Proposal On Biodiversity

3. Application Details

The Site

- 3.1 The application site is located on the southern fringe of the village of Moorhouse and comprises a 0.42 hectare parcel of land. The site is bounded by a mature hedgerow along its frontage which continues along its southern axis and continuing along the western flank. The slopes down from north to

south.

- 3.2 Adjacent to the site is a single storey bungalow known as "Fair Lea" and the land relating to the application wraps around its curtilage to its western boundary. Further north, are more residential properties leading into the centre of the village. To the south and east is countryside.

The Proposal

- 3.3 This application is for outline planning permission for the erection of dwellings with all matters reserved.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of three of the neighbouring properties. In response, no representations have been received.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - the following comments have been received:

Local Highway Authority

The application under consideration is for an outline application of 5 dwellings on the southern extent of the village of Moorhouse. The access for the proposed development is indicated to be onto the existing Moorhouse to Great Orton Road to the east. The applicant is proposing to extend the 30mph zone to cover the proposed new access into the development which is acceptable to the Highways Authority. As mentioned within the previous response to this planning application; the applicant has undertaken a speed survey for the proposed development site. This has been reviewed and it is considered appropriate that the visibility splay requirement is 2.4m x 60m in both directions. This is due to the applicant extending the 30mph zone to the south of the development site and 2.4m x 60m is the standard expected within the Cumbria Development Design Guide for a 30mph carriageway. The applicant has demonstrated that these visibility splays are achievable on site through the submission of a revised site plan which is acceptable to the Highways Authority.

It is also proposed that any walls, fences or vegetation would be no higher than 1050mm within the visibility splay area; once again this is also acceptable. Therefore the Highways Authority have no objections with regards to the visibility splays proposed and their achievability on site.

Lead Local Flood Authority (LLFA)

The applicant has not submitted any information regarding the proposed drainage for the site. The site itself has no recorded flooding instances from

surface water or ground water according to the Environment Agency flood risk mapping. However it should be noted that the applicant will need to provide a detailed flood risk assessment as part of a full planning application for this site. In terms of the drainage for the development, the applicant is to work through the drainage hierarchy stated within the Cumbria Development Design Guide in order to establish a surface water discharge method. The first method to be explored is discharge of surface water via a soakaway. In order to investigate this a valid infiltration test in accordance with the BRE 365 method is required to be completed by the applicant and submitted to the Lead Local Flood Authority for comment. If the infiltration test is negative, then it can be explored discharging surface water into a watercourse, with in this instance Bramble Beck being nearby. Discharge from the site should be equal to the greenfield runoff rate for the site and attenuation provided to account for a 1 in 100 year plus 40% to account for climate change storm event. This information can be provided at a later stage of the planning process and secured through the use of the planning conditions;

Orton Parish Council: - no objection;

Burgh-by-Sands Parish Council: - the parish council objects to the application.

Moorhouse is already over its housing allocation as per the Carlisle District Local Plan 2015-2030. The plan lists 10 properties on land to the east of Monkhill Road. Recent permissions and current applications amount to 25 properties. The addition of these 5 properties, taking the number to 30, is treble the number allocated in the local plan;

Local Environment - Environmental Protection: - no response received;

Local Environment, Waste Services: - no objection but adequate provision should be made for waste collection vehicles to turn at reserved matters stage.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. At a national level, the relevant considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
- 6.2 The Development Plan for the purposes of the determination of this application comprise Policies SP2, SP6, HO2, IP2, IP3, IP4, IP6, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are of particular relevance. The City Council's Supplementary Planning Document 'Achieving Well Designed Housing' (SPD) is also a material planning consideration. The

proposal raises the following planning issues.

1. Whether The Principle Of Residential Development Is Acceptable

- 6.3 The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 11 of the NPPF continues to support sustainable development stating that:

“Plans and decisions should apply a presumption in favour of sustainable development.”

- 6.4 This is reinforced in paragraph 11(c) which states that:

“approving development proposals that accord with an up-to-date development plan without delay”

- 6.5 Policy HO2 is equally transparent in its guidance relating to housing development and requires housing is provided within or on the edge of existing settlements. Critically in terms of this application, criteria 3 states:

“on the edge of settlements the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside;”

- 6.6 As previously outlined, the site is adjacent to other dwellings to the north with a clearly defined site boundaries along the southern and western flanks. The site is clearly contained within the landscape features and is appropriately related to the village of Moorhouse.

- 6.7 Members will note that the parish council has objected to the application on the basis that the land isn't allocated for housing development and that provision has already been made elsewhere within the village. Land doesn't have to be allocated for housing devolvment to allow planning permission to be granted for housing. It is a well-established planning principle enshrined in current policies which are transparent at both national and local level that windfall sites and those which are well-related to existing appropriate settlements are in principle permitted. The simple fact that land is not allocated is not a valid planning reason for refusal. In terms of the principle of development, it is considered to fully accord with both national and local planning policies. The planning issues raised by the development, including the impact on the character and appearance of the area, are discussed in the following paragraphs.

2. Whether The Scale, Design And The Impact Of The Proposal On The Character And Appearance Of The Area Is Acceptable

- 6.8 The NPPF promotes the use of good design with paragraph 127 outlining that:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

6.9 It is further appropriate to be mindful of the requirements in paragraph 130 of the NPPF which states:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

6.10 Policies seek to ensure that development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this site will have an impact on the character of the area.

6.11 As previously highlighted the application seeks outline planning permission with all matters reserved. The layout of the site together with the details of any building would therefore be considered on their merits during any subsequent application. Accordingly, this would ensure that the scale and massing of the proposed dwellings would appear comparable to the existing

properties within the immediate vicinity and would not result in a discordant feature within the area as a whole.

- 6.12 On this basis, it is not considered that approval of this outline application would be prejudicial to these policy objectives or that the development would be detrimental to the character or appearance of the area.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties

- 6.13 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusive.
- 6.14 In addition to paragraph 127 of the NPPF referenced earlier in this report, the city council's Supplementary Planning Document "Achieving Well Designed Housing", on the matter of privacy, states that:

"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply. (para. 5.44). While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances." (para. 5.45)

- 6.15 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusive.
- 6.16 The principle of residential development would not in itself prejudice the living conditions of the occupiers of any neighbouring properties. Any subsequent application for the development of the land would have to take account of the relationship of the neighbouring property and its curtilage. Although the site slopes down north to south, there is no significant undulation in topography between the site and the neighbouring properties and given the orientation of the application site with the neighbouring properties a scheme could be developed without the occupiers of neighbouring properties suffering from an unreasonable loss of daylight or sunlight subject to an appropriate scheme. Likewise and for the same reason, the siting, scale and design of the development will not adversely affect the living conditions of the occupiers of the neighbouring properties by virtue of over-dominance.

4. Highway Issues

- 6.17 Part of the site is within the 30 mph speed limit of the village but the majority lies within the national speed limit. There is an existing agricultural access to the land and the indicative layout shows this access serving the development. The access is subject to the national speed limit and as such, Cumbria

County Council as the Highway Authority requested additional information in the form of a speed survey. This has since been undertaken and the results sent to the Highway Authority. In response, the Highway Authority has advised that the speed survey is acceptable. No objection has been raised against the application subject to the imposition of conditions and the proposal does not, therefore, raise any highway issues.

- 6.18 Reference is made to the Highway Authority's submission to the 30 mph being extended; however, this is not proposed and does not form part of the application. The access is a matter reserved for subsequent approval; however, an indicative access is shown on the submitted plans that would be within the 30 mph limit rather than the 60 mph limit in which is located the existing field access. The Highway Authority has confirmed that the 30 mph limit does not need to be extended and that reference to this fact was submitted in error.

5. Foul and Surface Water Drainage

- 6.19 In order to protect against pollution, Policies IP6 and CC5 of the local plan seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application documents, submitted as part of the application, provides no details in relation to foul drainage but confirms that the surface water would be to a sustainable drainage system, soakaway and mains sewer.
- 6.20 For clarity, options relating to on-site drainage should be explored first and to provide clarity and technical details of the surface water drainage scheme, and also in respect of the foul drainage, conditions are included within the decision notice requiring the submission and agreement of further details including a management and maintenance scheme for the soakaway in accordance with the NPPF.

6. Impact Of The Proposal On Biodiversity

- 6.21 The authority should consider securing measures to enhance the biodiversity of a site from the applicant, if it is minded to grant permission for an application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted.
- 6.22 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, cc.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the

Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.

- 6.23 The City Council's GIS layer did identify the potential for protected species to be present on the site or within the immediate vicinity. Given that the proposal involves a small piece of agricultural land, adjacent to existing buildings, it is unlikely that the proposal would affect any species identified; however, an informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

Conclusion

- 6.24 In overall terms, the site is located on the edge of Moorhouse and the application is supported by the NPPF and the development plan and as such, the principle of development remains acceptable. Additionally, the scale and design would be appropriate to the site and would not result in an adverse impact on the character or appearance of the area.
- 6.25 The submitted plans take account of the highway issues and the living conditions of the occupiers of the neighbouring properties would not be prejudiced subject to the imposition of conditions. The means of foul and surface water drainage can be suitably addressed through the imposition of planning conditions.
- 6.26 In overall terms, the proposal is considered to be compliant with the objectives of the relevant local plan policies and the NPPF and is therefore recommended for approval subject to the imposition of planning conditions.

7. Planning History

- 7.1 There is no planning history relating to this land.

8. Recommendation: 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 CPP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants 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 grown 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.

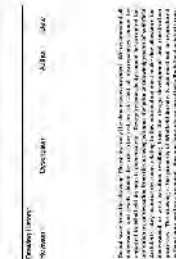
22. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.

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.

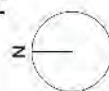
23. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area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



Approximate Client Ownership /
Planning Application Boundary



Project Title	Client Name
Fair Lea, Moorhouse, CA5 6EL	Messrs Norman
Drawing Title	Project Name
Proposed Block Plan	P/00/02
Form No. C400	Form No.
Issue 10/11/02	14/09/09
Scale of A1	Scale of A1
1:250	1:250