

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
20/0797

Applicant:
Genesis Homes (North)
Ltd

Parish:

Date of Receipt:
23/11/2020

Agent:
Sam Greig Planning

Ward:
Belah & Kingmoor

Location:
Land to the North West of Stainton Gardens,
Stainton Road, Etterby, Carlisle

Grid Reference:
338568 557122

Proposal: Erection Of 33no. Dwellings

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a satisfactory S106 agreement to secure:

- a) the provision of the proposed level of affordable units (nine units at plots 19-21, 23-25 and 27-29 that would be made available at discounted sale, with the level of discount set at 30% below open market value);
- b) a financial contribution of £5,500 towards speed limit changes and traffic calming measures;
- c) a financial contribution of £122,770 to Cumbria County Council towards education provision;
- d) the maintenance of the informal open space, play provision and SUDs within the site by the developer.
- e) financial contributions of £9,533.27 towards the upgrade of off-site sport pitches and recreation provision, and, £5,382.03 towards the upgrading and maintenance of off-site open space.

If the Legal Agreement is not completed, delegated authority should be given to the Corporate Director of Economic Development to refuse the application.

Item no: 02

Appn Ref No:
21/0498

Applicant:
Drumlister Farming

Parish:
Wetheral

Date of Receipt:

Agent:

Ward:

Location:

Land North East of Inglewood Meadows, Wetheral

Grid Reference:

346396 553474

Proposal: Change Of Use Of Agricultural Land For Siting Of 6no. Pods; Formation Of Parking Area And Footpaths; Erection Of Service Building And Bin Store

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 19th May 2021;
 2. the Location Plan received 1st June 2021 (Drawing no. 20-161-08);
 3. the Proposed Camping Pods received 9th November 2021 (Drawing no. 20-161-07B);
 4. the Drainage Strategy received 25 August 2021;
 5. the Notice of Decision;
 5. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of development hereby approved, a Construction Environmental Management Plan shall be submitted to and agreed, in writing, by the local planning authority. This shall include (where appropriate):
 1. noise management measures;
 2. details of the installation of appropriate protective barriers;
 3. details of the storage of materials/ vehicles;
 4. details of checks of vehicles and other plant for leaks;
 5. static plant to be placed on drip trays;
 6. preparation of cement and other construction materials;
 7. waste minimisation and management measures;
 8. bio-security measures to prevent the introduction of disease and invasive species;
 9. measures to prevent pollution including the management of site drainage such as the use of silt traps during construction;
 10. the checking and testing of imported fill material where required to ensure suitability for use and prevent the spread of invasive species;
 11. the construction hours of working;
 12. wheel washing, vibration management;

13. dust management;
14. vermin control;
15. vehicle control within the site and localised traffic management;
16. protocols for contact and consultation with local people and other matters to be agreed with the local planning authority.

The agreed scheme shall be implemented upon commencement of development and shall not be varied without the prior written agreement of the local planning authority.

Reason: To ensure that the construction of the development is undertaken in an appropriate manner and does not adversely affect ecologically sensitive areas in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

4. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority prior to the development being brought into use. The scheme shall include details of the following where relevant (this list is not exhaustive):
 1. new areas of trees and shrubs to be planted including planting densities;
 2. new groups and individual specimen trees and shrubs to be planted;
 3. specification/age/heights of trees and shrubs to be planted;
 4. existing trees and shrubs to be retained or removed;
 5. any tree surgery/management works proposed in relation to retained trees and shrubs;
 6. any remodelling of ground to facilitate the planting;
 7. timing of the landscaping in terms of the phasing of the development;
 8. protection, maintenance and aftercare measures.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

5. Prior to the occupation of any holiday accommodation hereby approved, a Holiday Accommodation Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details (but not exclusively) of:
 - the booking arrangements;
 - the booking agency;
 - details regarding group bookings and ages;
 - measures to deal with troublesome guests;
 - details of pet allowance;
 - maintenance of the accommodation
 - fire precautions for the site;
 - noise policy;
 - details of use of the hot tubs;
 - details of arrival and departure arrangements.

Reason: In the interests of the general amenity of the area in accordance with Policies EC9, EC10 and CM5 of the Carlisle District Local Plan 2015-2030.

6. The premises shall be used for let holiday accommodation and for no other purpose, including any other purpose in Class C of the Schedule to the Town and County Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accord with the objectives of Policy EC11 of the Carlisle District Local Plan 2015-2030.

7. The premises shall not be used as a second home by any person, nor shall it be used at any time as a sole and principal residence by any occupants.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accord with the objectives of Policy EC11 of the Carlisle District Local Plan 2015-2030.

8. The manager/owner shall keep a register to monitor the occupation of the holiday unit subject of this approval. Any such register shall be available for inspection by the local planning authority at any time when so requested and shall contain details of those persons occupying the holiday unit, their name, normal permanent address and the period of occupation

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accord with the objectives of Policy EC11 of the Carlisle District Local Plan 2015-2030.

9. The development shall not commence until visibility splays providing clear visibility as shown on Drawing No. 20-161-07B. 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 to ensure compliance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

10. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety and in accordance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

11. Measures to prevent surface water discharging onto the public highway shall be constructed in accordance with the specifications of the local highway authority and shall be maintained operational thereafter.

Reason: In the interests of highway safety and to minimise potential hazards in accordance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

12. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Highways Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and in accordance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

13. No artificial external lighting shall be installed without the prior written consent of the local planning authority. Any lighting proposal shall include details of lighting unit, light levels and hours of luminance.

Reason: In in interests of the character and appearance of the area and in the interests of biodiversity in accordance with Policies SP6, G11 and G13 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
21/0314

Applicant:
Story Homes Limited

Parish:
Cummersdale

Date of Receipt:
05/04/2021

Agent:

Ward:
Sandsfield & Morton West

Location:
Land off Orton Road, Carlisle

Grid Reference:
337105 554647

Proposal: Residential Development & Associated Landscaping & Infrastructure

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 agreement to secure:

- a) the provision of 30% of the units as affordable;
- b) an off-site open space contribution of £31,038 for the upgrading of existing open space;

- c) a financial contribution of £45,000 to support the off-site improvement of existing play area provision;
- d) a financial contribution of £33,327 to support the off-site improvement of existing sports pitches;
- e) the maintenance of the informal open space within the site by the developer;
- f) a financial contribution of £554,158 to Cumbria County Council towards secondary education provision;
- g) a financial contribution of £6,600 to Cumbria County Council for Travel Plan Monitoring;
- h) a financial contribution of £5,500 to Cumbria County Council for relocating the 30mph zone and a new gateway feature.

If the Legal Agreement is not completed, delegated authority should be given to the Corporate Director of Economic Development to refuse the application.

Relevant Development Plan Policies

Item no: 04

Appn Ref No: 21/0951	Applicant: Mr Lovell	Parish: Stanwix Rural
Date of Receipt: 06/10/2021	Agent: Sam Greig Planning Ltd	Ward: Stanwix & Houghton
Location: Land to the rear of South View, The Green, Houghton, Carlisle, CA3 0LN		Grid Reference: 340480 559217

Proposal: Erection Of Agricultural Building (Revision To Application 14/0678/Part Retrospective)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 6th October 2021;
 2. the Site Location Plan received 6th October 2021 (RL/AGRI BUILD/SLP1 Rev A);
 3. the Proposed Site Block Plan received 6th October 2021 (RL/AGRI BUILD/SBP1 Rev A);
 4. the Proposed Elevations received 6th October 2021 (RL/AGRI BUILD/SLP1 Rev A);
 5. the Proposed Plan and Section received 6th October 2021 (RL/AGRI BUILD/ELEV2 Rev A);
 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.

2. The use of the whole of the building hereby approved shall be strictly limited to agriculture as defined in Section 336 of the Town and Country Planning Act 1990 by the applicant solely in conjunction with the agricultural operation of his land:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly.

For the purposes of this condition, the building can be used to store any equipment, livestock, fodder etc, in accordance with any of the practices above but for no other purpose.

Reason: To preclude the possibility of the use of the building for alternative uses inappropriate to the locality in accordance with Policies EC12, IP3 and CM5 of the Carlisle District Local Plan 2015-2030.

3. Prior to the building being brought into use, a landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):
 1. new areas of trees and shrubs to be planted including planting densities;
 2. new groups and individual specimen trees and shrubs to be planted;
 3. specification/age/heights of trees and shrubs to be planted;
 4. existing trees and shrubs to be retained or removed;
 5. any tree surgery/management works proposed in relation to retained trees and shrubs;
 6. any remodelling of ground to facilitate the planting;
 7. timing of the landscaping in terms of the phasing of the development;
 8. protection, maintenance and aftercare measures.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and EC12 of the Carlisle District Local Plan 2015-2030.

4. Within 3 months from the date of this permission and prior to the building being brought into use, 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.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory means of surface water disposal in accordance with Policies SP6 and CC5 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.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
21/0096

Applicant:
Citadel Homes Ltd

Parish:

Date of Receipt:
03/02/2021

Agent:
Sam Greig Planning

Ward:
Denton Holme & Morton
South

Location:
Land at Richardson Street, Denton Home, Carlisle

Grid Reference:
339528 554796

Proposal: Erection Of 39no. Dwellings

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 3rd February 2021;
2. the Site Location Plan received 3rd February 2021 (Drawing No.20/11/986-01);
3. the Proposed Site Plan received 18th May 2021 (Drawing No.20/11/986-03b);
4. the Proposed Floor Plans and Elevations received 19th April 2021 (Drawing No.20/11/986-04a);
5. the Flood Risk Assessment prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 1st February 2021);
6. the Contamination Statement prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 28th January 2021);
7. the Planning And Affordable Housing Statement prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 1st February 2021);
8. the Sequential Test received 21st April 2021 (Ref:21/001);
9. the Soakaway Microdrainage calculations received 18th May 2021;
10. the Notice of Decision;
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. 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 works is likely to lead to inconvenience and danger to road users. To support Local Transport Policies LD8.

4. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP 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);
- Details of noise mitigation measures to protect nearby residents from construction works such as storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms, noise attenuation barriers (if required); and
- 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 and in the interests of highway and pedestrian safety. To support Local Transport Plan Policies: WS3, LD4.

5. No development shall commence until a construction surface water management plan and details of all pollution prevention measures during construction works have been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

6. No development shall commence until an investigation and risk assessment, (in addition to any assessment provided with the planning application), has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Land Contamination: Risk Management (LCRM) based on 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

7. No development other than that required to be carried out as part of an approved scheme of remediation shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been prepared. This is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be produced, and 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.

9. Prior to the commencement of any development, full details of 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, a timetable for implementation and a restricted rate of discharge should it be agreed that infiltration is not possible) 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.

The development shall be completed, maintained and managed in accordance with the approved details.

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, NPPG together with Policy CC5 of the Carlisle District Local Plan 2015-2030.

10. Prior to the commencement of any development full details of the proposed foul drainage methods shall be submitted to and approved in writing by the local planning authority. The foul drainage shall then be installed in accordance with the approved details.

Reason: To ensure that adequate drainage facilities are available in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

11. 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 establish an acceptable level of access to connectivity resources, in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

12. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local

Plan 2015-2030.

13. Prior to the occupation of each 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.

14. No work associated with the construction of the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 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.

15. 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. Further guidance can be found on the Carlisle City Council website "Development of Potentially Contaminated Land and Sensitive End Uses-An Essential Guide For Developers".

Site investigations should follow the guidance in BS10175 (or updated version) "Investigation of Potentially Contaminated Sites - Code of Practice".

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.

16. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):

- new areas of trees and shrubs to be planted including planting densities
- new groups and individual specimen trees and shrubs to be planted
- specification/age/heights of trees and shrubs to be planted

- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development
- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out either contemporaneously with the completion of individual plots or, in the alternative, by not later than the end of the planting and seeding season following completion of the development.

Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of five years thereafter, are removed without prior written consent from the local planning authority, or die, become diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the authority may specify.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

18. Full details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed application site (including phasing/delivery) and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

19. Vehicles carrying materials on and off site must be sheeted or otherwise contained, water suppression equipment should be present on site at all times and used when required, wheel wash facilities should be made available for vehicles leaving site and piles of dusty material should be covered or water suppression used.

Reason: To protect nearby residents and sensitive receptors from a statutory nuisance being caused by dust from the site. In

accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

20. In accordance with dwg. no. 20/11/986-03 b) dated 17/05/21 and the email from Sam Greig Planning to Suzanne Osborne (Carlisle City Council) dated 28 June 2021, clear unobstructed access to the Little Caldew for access and maintenance purposes shall be retained for the lifetime of the development and no structures shall be erected to prevent or restrict access without the prior consent of the Local Planning Authority.

Reason: To prevent any increase in flood risk arising from a lack of access to the watercourse for maintenance and/or repair purposes.

21. The development hereby approved must proceed in strict accordance with the Flood Risk Assessment prepared by Citadel Homes (Cumbria) Ltd (Flood Risk Assessment-Application for the erection of 39 dwellings at Former Key Safety Systems Factory Site, Land to the east of 23-25 Richardson Street, Denton Holme, Carlisle dated 1st February 2021) and the mitigation measures identified.

Reason: To reduce the risk of flooding to the proposed development and future occupants as well as to prevent flooding elsewhere. In accordance with the NPPF and Policy CC4 of the Carlisle District Local Plan 2015-2030.

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

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

23. No pedestrian bridge crossing shall be erected over the Little Caldew.

Reason: In the interests of protecting residential amenity and avoid the possibility of excessive routes which could aid concealment/escape in accordance with Policy CM4 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
21/0928

Applicant:
Magnus Homes Ltd

Parish:
Wetheral

Date of Receipt:
28/09/2021

Agent:
Harraby Green Associates

Ward:
Wetheral & Corby

Location:
Land South and West of Castle Grounds, Wetheral,

Grid Reference:
346203 554342

Carlisle, CA4 8JQ

Proposal: Erection Of 4no. Bungalows And 3no. Two Storey Dwellings

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a deed of variation to a Section 106 agreement. If the deed of variation is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The deed of variation to the Section 106 agreement to consist of the following obligations: a) reference to this application.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
21/0979

Applicant:
Supp Shack Limited

Parish:
Carlisle

Date of Receipt:
15/10/2021

Agent:
Exeter Architectural
Services

Ward:
Cathedral & Castle

Location:
Unit 1 Site 18, Willowholme Road, Willowholme
Industrial Estate, Carlisle, CA2 5RT

Grid Reference:
339274 556469

Proposal: Variation Of Condition 4 (Opening Hours) Of Previously Approved
Permission 21/0198 (Change Of Use From Car Showroom To Gym) To
Amend Opening Hours To 24 Hours Per Day

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 4th March 2021 approved as part of application 21/0198 as amended by the Planning Application Form received 15th October 2021;
 2. the Location Plan As Proposed received 4th March 2021 (Drawing no. BO11) approved as part of application 21/0198;
 3. the Site Plan As Proposed received 4th March 2021 (Drawing no. BO15) approved as part of application 21/0198;
 4. the Proposed Layout received 4th May 2021 (Drawing no. B120 Rev A) approved as part of application 21/0198;
 5. the Demolition Plan As Proposed received 4th March 2021 (Drawing no. BO15) approved as part of application 21/0198;
 6. the Mezzanine Plan Proposed received 4th May 2021 (Drawing no. B122 Rev A) approved as part of application 21/0198;
 7. the Roof Plan Proposed received 4th March 2021 (Drawing no. B125) approved as part of application 21/0198;

8. the Elevations North & South received 4th March 2021 (Drawing no. B130) approved as part of application 21/0198;
9. the Elevations East & West received 4th March 2021 (Drawing no. B132) approved as part of application 21/0198;
10. the Parking Site Plan As Proposed received 29th March 2021 (Drawing no. B201) approved as part of application 21/0198;
11. the Parking Plan As Proposed received 29th March 2021 (Drawing no. B202) approved as part of application 21/0198;
12. the Proposed Design and Access Statement received 4th March 2021 approved as part of application 21/0198;
13. the Proposed Flood Risk Statement received 4th March 2021 approved as part of application 21/0198;
14. the Sequential Test received 4th March 2021 approved as part of application 21/0198;
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

2. The premises shall be used strictly as a gymnasium with ancillary treatment rooms and associated office accommodation and welfare/ changing facilities as shown on the Proposed Layout (Drawing no. B120) and the Mezzanine Plan Proposed (Drawing no. B122) approved as part of application 21/0198 and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy EC2 of the Carlisle District Local Plan 2015-2030.

3. Within 3 months from the date of this permission, 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:
 - 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 cash handling facilities (e.g. for café) to minimise storage of cash on premises overnight;
 - internal access controls - to prevent unauthorised entry to private offices/ stores/ staff rooms, etc.;
 - 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 SP6 and CM4 of the Carlisle District Local Plan 2015-2030.

4. The premises hereby approved may operate 24 hours each day.

Reason: To prevent disturbance to nearby residential occupiers and in accord with Policy CM5 of the Carlisle District Local Plan 2015-2030.

5. Prior to the installation of any mechanical ventilation extraction system which requires an external flue, details of their design, dimensions, external finish and position shall be submitted to and approved in writing by the local planning authority. Development shall be undertaken in strict accordance with these approved details.

Reason: In order to safeguard the visual amenity of the area and the living conditions of the occupiers of nearby premises in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

6. The development shall be undertaken in strict accordance with Flood Risk Statement received 4th March 2021 approved as part of application 21/0198 unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an appropriate form of development within the flood zone in accordance with Policy CC4 of the Carlisle District Local Plan 2015-2030.

7. No amplified noise or music shall be audible outside the envelope of the fabric of the building.

Reason: In order to safeguard the visual amenity of the area and the amenity of the occupiers of nearby premises in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 08

Appn Ref No:
21/0975

Applicant:
Mr Patrick Lee

Parish:
Westlinton

Date of Receipt:
14/10/2021

Agent:
Sam Greig Planning

Ward:
Longtown & the Border

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

Grid Reference:
339852 562220

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

Grant Permission

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 14th October 2021;
 2. the proposed site block plan received 14th October 2021 (Drawing No. GMCC/PHASE 2/SBP2 Rev E);
 3. the Notice of Decision;
 4. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk, of flooding and pollution in accordance with the National Planning Policy Framework and Policies CC4, CC5 and CM5 of the Carlisle District Local Plan 2015-2030.

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

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

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

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

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

Reason: For the avoidance of doubt.

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

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

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

Reason: For the avoidance of doubt.

9. The site manager/owner shall keep a register to monitor the occupation of the holiday units subject of this approval. Any such register shall be available for inspection by the local planning authority at any time when so requested and shall contain details of those persons occupying the units, their name, normal permanent address and the period of occupation.

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

10. The landscaping scheme hereby approved shall not be carried out otherwise

than in complete accordance with the details as illustrated on drawing no. GMCC/PHASE 2/SBP2 Rev E received 14th October 2021. The landscaping works shall be carried out in the first planting and seeding season following the occupation of the first static holiday unit or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

Relevant Development Plan Policies

Item no: 09

Appn Ref No: 21/0449	Applicant: Anvil Homes	Parish: Hayton
Date of Receipt: 06/05/2021 16:01:09	Agent: Summit Town Planning	Ward: Brampton & Fellside
Location: Land at Stonehouse Farm, Hayton, Brampton, CA8 9JE		Grid Reference: 351234 557891

Proposal: Demolition of Barns, Erection of 9no Dwellings and Associated Infrastructure

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

Item no: 10

Appn Ref No: 21/0513	Applicant: Kirkaldy and Roe Ltd	Parish: Burgh-by-Sands
Date of Receipt: 21/05/2021 16:00:49	Agent: Summit Town Planning	Ward: Dalston & Burgh
Location: Buck Bottom Farm, Burgh by Sands, Carlisle, CA5 6AN		Grid Reference: 332674 559123

Proposal: Demolition Of 2no Barns; Conversion Of 1no. Barn To Dwelling And
Erection Of 3no. Dwellings

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;
 2. drawing ref. 20-113-06 'Site Location Plan', received on 24 May 2021;
 3. drawing ref. 20-113-03 'House Type Plot 1', received on 24 May 2021;
 4. drawing ref. 20-113-04 'House Type Plot 2 and 3', received on 24 May 2021;
 5. drawing ref. 20-113-02A (Revision A) 'Proposed Site Plan', published on the Carlisle City Council website on 6 August 2021;
 6. drawing ref. 20-113-05A (Revision A) 'Barn Ex and Proposed', published on the Carlisle City Council website on 6 August 2021;
 7. the Tree Report (Westwood Landscape) dated 3 June 2019, received on 24 May 2021, in particular the Tree Constraints Plan (dated 02/06/19) which identifies Root Protection Areas;
 8. the Planning Statement (Summit Town Planning) received on 24 May 2021;
 9. the DRAFT Bat Survey (Hesketh Ecology) dated 26.3.20, received 24 May 2021;
 10. the Design and Access Statement (Black Box Architects), received on 24 May 2021, insofar as it relates to proposed drainage, materials, layout and landscaping (but excluding drawings and references to the barn conversion, which was revised and which is referenced in Item 5 above);
 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. Full details of all materials to be used on the exterior of the converted and new

buildings, including the re-use where possible of reclaimed bricks and the roof timbers from the demolished barns, following demolition of those buildings not being retained as part of the development hereby permitted, shall be submitted to and approved in writing by the local planning authority before they are utilised within the development. The development shall thereafter be fully implemented in accordance with the details approved in response to this condition.

Reason: To ensure the development is harmonious with the sensitive local setting within Burgh-by-Sands Conservation Area, in the vicinity of (and including) curtilage listed buildings and within the Solway Coast Area of Outstanding Natural Beauty and Hadrian's Wall Buffer Zone (adjacent to the Hadrian's Wall Vallum Scheduled Ancient Monument), to accord with Policies SP 6, SP 7, HE 2, HE 3, HE 7, HE 1, GI 2 and HO 2 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the information contained within the application as submitted, prior to their implementation within the development, details of all proposed walls, gates, fences, hedgerows, 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 be undertaken in strict accordance with the details approved in response to this condition.

Reason: To ensure the design and materials to be used are appropriate to the visual environs of the locality, and to ensure compliance with Policies SP 6, HE 7, of the Carlisle District Local Plan 2015-2030.

5. Details of the windows, doors, depth of recessing of windows and doors from the outer edge of any openings and treatment of all new openings in the barn conversion shall be provided prior to the formation of any new openings and/or installation of windows and doors within this building. The development shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: To ensure the design and materials to be used are appropriate to heritage buildings and settings and to ensure compliance with Policies HE 3, HE 7 and SP 6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, details of the proposed rainwater goods to be installed on the converted barn and the means of fixing said goods to the proposed dwellings shall be agreed in writing by the local planning authority. The rainwater goods shall then be installed in strict accordance with these details.

Reason: To ensure that the development is appropriate in terms of its appearance in the context of nearby listed buildings and the Burgh-by-Sands Conservation Area, and to accord with Policies SP 6, HE 3 and HE 7 of the Carlisle District Local Plan 2015-2030.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1, 2 and 14 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. Extension or enlargement
2. Additions or alterations to roofs
3. Detached outbuildings
4. Porches
5. Chimneys and flues
6. Gates, fences, walls or other means of enclosure
7. Domestic renewable energy apparatus

Reason: The further extension or alteration of these dwellings, or alterations to boundaries, or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP 6, HE 1, HE 2, HE 3, HE 7 and GI 2 of the Carlisle District Local Plan 2015-2030.

8. Prior to commencement of the development hereby approved, details of all proposed foul and surface water drainage works shall be submitted to, and approved in writing by the local planning authority. The drainage works agreed in response to this condition shall be fully implemented and be operational prior to occupation of the first dwelling.

Reason: In the absence of any details of drainage in relation to the application, and to ensure acceptable means of surface and foul water dispersal/disposal, to accord with Policies IP 6 and CC 5 of the Carlisle District Local Plan 2015-2030.

9. For the duration of the development works, existing trees to be retained (G1 - row of Birch and T1 - Ash) as identified on the Tree Constraints Plan forming part of the approved Tree Report listed as an approved document in Condition 2 above shall be protected by suitable barriers erected and maintained in accordance with the specification within Appendix 4 to the Tree Report. The local planning authority shall be notified at least seven days before work starts on site so that barrier positions outwith the Root Protection Areas can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges to be retained during development works, to ensure that their health is not compromised so that they can safely be retained for future amenity and biodiversity purposes, in accordance with Policy GI 6 of the Carlisle District

Local Plan 2015-2030.

10. The development shall at all times be undertaken and occupied in strict accordance with the mitigation and actions stated in the DRAFT Bat Survey (Hesketh Ecology dated 26.3.20) stated as an approved document in Condition 2 of this planning permission, in particular those within Section 8 'Mitigation' and Section 9 'Summary', the latter of which includes provision for 'swallow cups' to be installed. Furthermore, each of the new-build dwellings shall be fitted with 'swift bricks', to be made so that they are permanently available for use by protected species of bird. All of the provisions introduced for bat and bird accommodation shall at all times be kept clear and maintained to enable them to be occupied by protected species of bat and bird.

Reason: The site is known to contain presence and activity, including roosting/nesting, of protected species including birds and bats. The mitigation measures identified within the aforementioned survey will ensure adequate mitigation is provided to offset potential disturbance and/or destruction of protected species and their habitats, to accord with Policy GI 3 of the Carlisle District Local Plan 2015-2030.

11. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological excavation relating to the current development scheme hereby approved in this planning permission, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To afford reasonable opportunity for the examination and recording of the remains of archaeological interest that survive within the site, to accord with Policy HE 2 of the Carlisle District Local Plan 2015-2030, and to ensure the excavation/investigation reflects changes to the scheme since the first report was commissioned in 2006.

12. 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 submission of the results for publication 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 publicly accessible record is made of the archaeological remains that have been disturbed by the development, to accord with Policy HE 2 of the Carlisle District Local Plan 2015-2030.

13. Prior to the commencement of development, a detailed methodology for the demolition and construction works shall be submitted to and approved by the local planning authority, relating to minimisation of potential impacts on the Grade II listed buildings at Cross Farm. The development shall thereafter be undertaken in strict accordance with the methodology approved in response to

this condition.

Reason: To ensure that the Grade II listed building(s) at Cross Farm, in particular the 'Cruck barn' south of the main farmhouse, are protected from potential damage during demolition and construction works, to ensure that development is undertaken in accordance with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

14. Prior to the demolition of any buildings on site a detailed methodology for the demolition works shall be submitted to and approved by the local planning authority, to ensure that there is no damage to the underlying archaeological remains on the site. The demolition works shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: To ensure that any underlying archaeological remains on the site are protected during demolition, in accordance with Policy HE 2 of the Carlisle District Local Plan 2015-2030.

15. There shall be no excavation of any kind within 5 metres of the Grade II Listed 'Cruck barn' at Cross Farm. The excavation of the foundations and the construction of any buildings within 10 metres of the Listed cruck barn at Cross Farm shall be carried out by hand.

Reason: To ensure that there is no adverse impact on the Listed cruck barn at Cross Farm, in accordance with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

16. The access road and parking areas shall be constructed, drained and lit in strict accordance with details that have first been submitted to and approved in writing by the local planning authority, prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure an acceptable standard of construction, drainage and lighting is provided, in the interests of amenity and highway safety and to accord with Policies SP 6 and IP 3 of the Carlisle District Local Plan 2015-2030.

17. No dwelling shall be occupied until the vehicular access to the site and parking accommodation for each of the four residential plots (including internal/covered parking space) has been completed in accordance with the approved plans and first made available for unobstructed use. The individual parking facilities shall be retained free from obstruction and capable of use for the parking of domestic vehicles at all times thereafter.

Reason: To ensure an acceptable standard of access and parking provision is available when the development is brought into use and during its occupation thereafter, to accord with Policies IP 2, IP 3 and SP 6 of the Carlisle District Local Plan 2015-2030.

18. No construction vehicles shall at any time park outwith the site either during or

prior to construction works associated with the development.

Reason: To ensure that the local road network is kept clear from construction traffic, to ensure that the construction does not prejudice the safety of road users, including pedestrians, and to accord with Policy IP 2 of the Carlisle District Local Plan 2015-2030.

19. Hard and soft landscaping works shall be undertaken in strict accordance with details that shall first have been submitted to, and approved in writing by the local planning authority. Said details shall include timing/phasing of implementation in relation to occupation of the development, and aftercare.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP 6 and GI 6 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 within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. 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 maintained, in the interests of public and environmental amenity, in accordance with Policies SP 6 and GI 6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 11

Appn Ref No:
21/0514

Applicant:
Kirkaldy and Roe Ltd

Parish:
Burgh-by-Sands

Date of Receipt:
21/05/2021 16:00:49

Agent:
Summit Town Planning

Ward:
Dalston & Burgh

Location:
Buck Bottom Farm, Burgh by Sands, Carlisle, CA5
6AN

Grid Reference:
332695 559100

Proposal: Demolition Of 2no Barns; Conversion Of 1no. Barn To Dwelling And
Erection Of 3no. Dwellings (LBC)

Grant Permission

1. The works identified within the approved application shall be commenced within 3 years of this consent.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:

1. the submitted Listed Building Consent application form;
2. drawing ref. 20-113-06 'Site Location Plan', received on 24 May 2021;
3. drawing ref. 20-113-02A (Revision A) 'Proposed Site Plan', published on the Carlisle City Council website on 6 August 2021;
4. drawing ref. 20-113-05A (Revision A) 'Barn Ex and Proposed', published on the Carlisle City Council website on 6 August 2021;
5. the Planning Statement (Summit Town Planning) received on 24 May 2021;
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 Consent.

3. Full details of all materials to be used on the exterior of the converted building, including the re-use where possible of reclaimed bricks following demolition of those buildings not being retained as part of the development hereby permitted, shall be submitted to and approved in writing by the local planning authority before they are utilised within the development. The development shall thereafter be fully implemented in accordance with the details approved in response to this condition.

Reason: To ensure the development is harmonious with the sensitive local setting in the vicinity of (and including) curtilage listed buildings, to accord with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

4. Prior to the partial demolition and rebuild of the frontage boundary wall forming part of the curtilage of (and listed in association with) Buckbottom Farmhouse, details of the wall 'as proposed' including accurate dimensions, means of coursing or other stone arrangement, and method of pointing shall be submitted to and approved in writing by the local planning authority. The development shall

be undertaken in strict accordance with the details approved in response to this condition.

Reason: To ensure the design and materials to be used are appropriate to heritage assets that will be affected by the alterations, and to ensure compliance with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

5. Details of the windows, doors, depth of recessing of windows and doors from the outer edge of any openings and treatment of all new openings in the barn conversion shall be provided prior to the formation of any new openings and/or installation of windows and doors within this building. The alterations shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: To ensure the design and materials to be used are appropriate to heritage buildings and settings and to ensure compliance with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, details of the proposed rainwater goods to be installed on the converted barn and the means of fixing said goods to the proposed dwelling shall be agreed in writing by the local planning authority. The rainwater goods shall then be installed in strict accordance with these details.

Reason: To ensure that the conversion/alteration is appropriate in terms of its impact on the heritage resource including curtilage listed and adjacent listed buildings, to accord with Policy HE 3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 12

Appn Ref No:
21/0732

Applicant:
Dr & Mrs Cox

Parish:
Wetheral

Date of Receipt:
22/07/2021 16:01:12

Agent:
Swarbrick Associates

Ward:
Wetheral & Corby

Location:
Land adj. Hallmoor Court, (Plot 4), Wetheral,
Carlisle, CA4 8JS

Grid Reference:
346437 554666

Proposal: Erection Of 1no. Dwelling

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 11th November 2021;
 2. the Location Plan and Block Plan received 22nd July 2021 (Drawing no. 1836.01);
 3. the Site Plan received 15th November 2021 (Drawing no. 1836.06 Rev A);
 4. the Proposed Floor Plans received 22nd July 2021 (Drawing no. 1836.02);
 5. the Proposed Elevations 22nd July 2021 (Drawing no. 1836.02);
 6. the Drainage Report received 15th November 2021
 7. the Notice of Decision;
 8. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The development shall be undertaken in strict accordance with details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any garages that have first been submitted to and approved in writing by the local planning authority before any site works commence.

Reason: In order that the approved development is appropriate to the topography of the site and neighbouring properties in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

4. Prior to their use on site, 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 SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

5. Prior to their use on site, 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 SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

6. All boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:
 1. precise details of the item(s) including materials, location and height;
 2. timescale for implementation;
 3. any maintenance proposals identified as necessary within the first 5 years following provision.

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Prior to the occupation of the dwelling, a landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):
 1. new areas of trees and shrubs to be planted including planting densities;
 2. new groups and individual specimen trees and shrubs to be planted;
 3. specification/age/heights of trees and shrubs to be planted;
 4. existing trees and shrubs to be retained or removed;
 5. any tree surgery/management works proposed in relation to retained trees and shrubs;
 6. any remodelling of ground to facilitate the planting;
 7. timing of the landscaping in terms of the phasing of the development;
 8. protection, maintenance and aftercare measures.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

8. As part of the development hereby approved, adequate underground ducts shall be installed to enable telephone services, electricity services and television services to be connected to any premises within the application site.

Reason: To maintain provide appropriate levels of infrastructure in accordance with Policy IP4 of the Carlisle District Local Plan 2015-2030.

9. Prior to the occupation of the dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local

Plan 2015-2030.

10. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 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.

11. 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 IP5 of the Carlisle District Local Plan 2015-2030.

12. 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.

13. Any parking area subsequently approved shall be constructed in accordance with the approved plans before any dwelling is occupied.

Reason: To ensure adequate access is available for each occupier in accordance with Policies SP6, HO3 and IP3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 13

Appn Ref No:
21/0641

Applicant:
Mr & Mrs Taylor-Smith

Parish:
Hethersgill

Date of Receipt:
24/06/2021

Agent:
Sam Fletcher Architect

Ward:
Longtown & the Border

Location:
Yew House, Sikeside, Kirklington, Carlisle, CA6 6DR

Grid Reference:
344594 566567

Proposal: Change Of Use Of Garage And Part First Floor To Form Holiday Let

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

Item no: 14

Appn Ref No:
21/0915

Applicant:
Mr & Mrs Maunsell

Parish:
Kirklington Middle

Date of Receipt:
23/09/2021

Agent:

Ward:
Longtown & the Border

Location:
Meadow View, Smithfield, Kirklington, Carlisle, CA6
6BP

Grid Reference:
344355 565304

Proposal: Demolition Of Existing Conservatory; Erection Of Replacement Sun Room Together With Enlarged Bedroom Above And Formation Of Balcony

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 23rd September 2021;
 2. Location Plan (Dwg. 21-C-16273-001), received 28th September 2021;
 3. Proposed Block Plan (Dwg. 21-C-16273-004), received 28th September 2021;
 4. Proposed Floor Plan & Roof Plan (Dwg. 21-C-16273-005), received 23rd September 2021;

5. Proposed Elevations (Dwg. 21-C-16273-006), received 23rd September 2021;
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.

3. The proposed extension hereby approved shall incorporate swift bricks.

Reason: To ensure adequate provision for the nesting and accommodation of swifts in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 15

Appn Ref No:
21/9005

Applicant:
United Utilities Water Ltd

Parish:
Carlisle

Date of Receipt:
28/07/2021

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Cathedral & Castle

Location:
Carlisle Wastewater Treatment Works, Willow
Holme Industrial Park, Willow Holme Road, Carlisle,
CA2 5RN

Grid Reference:
338910 556681

Proposal: Construction Of 6no.Kiosks

Decision: City Council Observation - Raise No Objection **Date:** 20/09/2021

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 29/10/2021