

Development Control Committee Main Schedule

Schedule of Applications for
Planning Permission

19th August 2011

Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
01.	<u>11/0118</u> A	Land at Hallburn Farm, Hallburn, Longtown, Carlisle, Cumbria	<u>ARH</u>	1
02.	<u>10/1025</u> A	Land to the North of Woodside, Roadhead, Carlisle, CA6 6PG	<u>ARH</u>	30
03.	<u>11/0506</u> A	University of Cumbria, Brampton Road, Carlisle, CA3 9AY	<u>SD</u>	46
04.	<u>11/0463</u> A	28 Whiteclosegate, Carlisle, Cumbria, CA3 0JD	<u>SG</u>	67
05.	<u>10/0791</u> C	Greenacres, Newtown, Blackford, CA6 4ET	<u>ARH</u>	81

The Schedule of Applications

This schedule is set out in five parts:

SCHEDULE A - contains full reports on each application proposal and concludes with a recommendation to the Development Control Committee to assist in the formal determination of the proposal or, in certain cases, to assist Members to formulate the City Council's observations on particular kinds of planning submissions. In common with applications contained in Schedule B, where a verbal recommendation is made to the Committee, Officer recommendations are made, and the Committee's decisions must be based upon, the provisions of the Development Plan in accordance with S54A of the Town and Country Planning Act 1990 unless material considerations indicate otherwise. To assist in reaching a decision on each planning proposal the Committee has regard to:-

- relevant planning policy advice contained in Government Circulars, Planning Policy Guidance Notes, Development Control Policy Notes and other Statements of Ministerial Policy;
- the adopted provisions of the Cumbria and Lake District Joint Structure Plan;
- the City Council's own statement of approved local planning policies including the Carlisle District Local Plan;
- established case law and the decisions on comparable planning proposals
- including relevant Planning Appeals.

SCHEDULE B - comprises applications for which a full report and recommendation on the proposal is not able to be made when the Schedule is compiled due to the need for further details relating to the proposal or the absence of essential consultation responses or where revisions to the proposal are awaited from the applicant. As the outstanding information and/or amendment is expected to be received prior to the Committee meeting, Officers anticipate being able to make an additional verbal report and recommendations.

SCHEDULE C - provides details of the decisions taken by other authorities in respect of those applications determined by that Authority and upon which this Council has previously made observations.

SCHEDULE D - reports upon applications which have been previously deferred by the Development Control Committee with authority given to Officers to undertake specific action on the proposal, for example the attainment of a legal agreement or to await the completion of consultation responses prior to the issue of a Decision Notice. The Reports confirm these actions and formally record the decision taken by the City Council upon the relevant proposals. Copies of the Decision Notices follow reports, where applicable.

SCHEDULE E - is for information and provides details of those applications which have been determined under powers delegated by the City Council since the previous Committee meeting.

The officer recommendations made in respect of applications included in the Schedule are intended to focus debate and discussions on the planning issues engendered and to guide Members to a decision based on the relevant planning considerations. The recommendations should not therefore be interpreted as an intention to restrict the Committee's discretion to attach greater weight to any planning issue when formulating their decision or observations on a proposal.

If you are in doubt about any of the information or background material referred to in the Schedule you should contact the Development Control Section of the Department of Environment and Development.

This Schedule of Applications contains reports produced by the Department up to the 06/08/2011 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 10/08/2011.

Any relevant correspondence or further information received subsequent to the printing of this document will be incorporated in a Supplementary Schedule which will be distributed to Members of the Committee on the day of the meeting.

SCHEDULE A

SCHEDULE A

SCHEDULE A: Applications with Recommendation

11/0118

Item No: 01

Date of Committee: 19/08/2011

Appn Ref No:
11/0118

Applicant:
The Cornwall Light and
Power Company Ltd

Parish:
Arthuret

Date of Receipt:
15/03/2011

Agent:
REG Windpower

Ward:
Longtown & Rockcliffe

Location:

Land at Hallburn Farm, Hallburn, Longtown,
Carlisle, Cumbria

Proposal: Six Wind Turbines With A Tip Height Not Exceeding 126.5m, Access
Tracks, Crane Hardstandings & Outrigger Pads, Control Building,
Underground Electrical Cables And Temporary Construction Compound

REPORT

Case Officer: Angus Hutchinson

Summary

The proposal is in accordance with the overall objectives of Government energy policy. This is in the context where Cumbria has a target of providing 210 MW by 2010 rising to 247.5 MW by 2015 with actual provision standing at 143 MW. The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels. Key principle (iv) of PPS22 requires that the wider environmental benefits of proposals be given significant weight.

Conversely, the MoD has confirmed that the proposed turbines will interfere with the operational functionality of the Eskdalemuir Seismological Recording Station that ensures the UK complies with the Comprehensive Nuclear Test Ban Treaty. Key principle 1 of PPS22 states that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. As it stands, the proposal has not achieved that because the impact on the effective operational use of the Eskdalemuir Station cannot be deemed to have been "addressed satisfactorily". It is considered that this negative aspect of the proposal outweighs the benefit it would bring.

While conditions could address many of the matters raised like noise, shadow flicker, design, contamination etc, the absence of any proposed solution (based on verified technical data and the applicant's likely need to have some form of "control" over an existing wind farm within the safeguarding area) means that they currently

cannot address the impact on Eskdalemuir Station.

The report will be updated with specific regard to the remaining issues concerning ecology and conservation, and any further comments received from the MoD and English Heritage.

1. Recommendation

- 1.1 It is recommended that this application be refused planning permission.

2. Main Issues

- 2.1 Benefits of proposal
- 2.2 Landscape and visual character
- 2.3 Air safety
- 2.4 Eskdalemuir Seismological Recording Station
- 2.5 Living conditions
- 2.6 Ecology and nature conservation
- 2.7 Setting of Hadrian's Wall

3. Application Details

The Site

- 3.1 Hallburn Farm is located approximately 3 kilometres to the east of Longtown on the south side of Moor Road, and comprises a bungalow (Birch View), the main farmhouse (also called Birch Grove), and a detached series of relatively large farm buildings.
- 3.2 The steading is based around the former Longtown Airfield established during World War II with the remnants of the former runway strips and taxiways still evident. The fields are delineated by wire fencing and hedgerows although the site is also characterised by the storage of old tyres, farm machinery/equipment and vehicles.
- 3.3 The predominant character of the area is low lying, flat farmland with scattered development and woodland. There are distant views of the Lake District. The site lies in Landscape Character Sub Type 5b, Lowland – Low Farmland, is approximately 7km to the east of the Solway Coast Area of Outstanding Natural Beauty (AONB), is 1.6km to the east of the registered battlefield of Solway Moss, and 5km to the north of the buffer zone of the Hadrian's Wall World Heritage Site. The site is also close to Black Snib SSSI and Lyne Woods SSSI. There is no public right of way through the site.

Background

- 3.4 In 2006 and 2008, under application numbers 06/0635 and 08/0830,

temporary planning permission was given for a 70m high anemometry mast for measuring wind speed and direction. The approved mast was sited approximately 760 metres to the south of the farmstead. In 2010, application 09/1079, temporary permission was given for three years for a 16m high wind monitoring mast.

- 3.5 The site was used for the disposal of carcasses during the most recent outbreak of "foot and mouth" in 2001.

The Proposal

- 3.6 The scheme involves the construction of 6 wind turbines, with a maximum height of 126.5m (80m hub height and 45m blades). The rotor and nacelle would be mounted on a tapered steel tower with each turbine having three blades. The proposed turbines are a pale grey colour with a semi-matt finish, and to have foundations approximately 18m by 18m in area and covered with excavated material. There may be some micro-siting of the turbines that could result in their positions varying by up to 30 metres from the locations shown on the submitted plans. Each turbine is to have a capacity of up to 2MW providing a total maximum capacity of up to 12 MW.
- 3.7 The proposal includes the erection of a single storey substation and control building measuring 10m by 12m with eaves height of 2.6m located to the south-west of the farm buildings, and the formation of 0.7km of track (5m in width) in addition to the existing 2.35km already on site.
- 3.8 The proposed turbines will take approximately nine months to construct and involve the use of telescopic cranes. The scheme also requires a connection to the 33KV Carlisle – Spadeadam line crossing the site.
- 3.9 The turbines would have a life of approximately 25 years after which the development would be decommissioned, with all major equipment and above ground structures removed from the site.
- 3.10 The submitted application is accompanied by a Statement of Community Involvement, Environment Management Plan, Planning Statement, Design and Access Statement, and an Environmental Statement.
- 3.11 The City Council has commissioned an independent Landscape and Visual Impact Assessment prepared by Eden Environment Ltd, and an ecological/conservation assessment by Lloyd Bore Ltd. The consultation comments of the County Council were also accompanied by a copy of the relevant report prepared by the County Council's Principal Planning Officer.

4. Summary of Representations

- 4.1 The submitted Statement of Community Engagement explains that the applicant undertook pre-application consultation exercises in June 2009 and June 2010. From a total of 54 completed feedback forms, 46 (87%) stated

their support for the use of renewable energy in the UK; 40 (75%) supported the use of on shore wind power in the UK; and 13 (approximately 24%) respondents opposed the use of the Hallburn Farm site for a wind energy proposal.

- 4.2 Following receipt of the application it has been advertised in the form of a press notice, the display of site notices around the perimeter of the application site, and written notification to the occupiers of 186 neighbouring properties inclusive of those who responded to the initial consultation exercise undertaken by the developers.
- 4.3 At the time of preparing the report 355 letters or e-mails have been received of which 266 raise objections with 89 expressions of support. One petition with 289 signatures objecting to the proposal has also been received.
- 4.4 The objections cover a number of matters and these are summarised as follows.

LANDSCAPE AND VISUAL

- 1. Impact on the surrounding landscape including setting of Hadrian's Wall
- 2. The turbines will be out of scale with the local topography or man-made feature in the area
- 3. Further scars will be inflicted by the erection of pylons

ECONOMIC

- 1. Damage to the local economy
- 2. Damage to the tourist economy.
- 3. Impact on house prices
- 4. Threat to local employment and future investment
- 5. Query the amount and cost of power the wind farm will produce - unreliability of the wind supply
- 6. More suitable alternative green sources of energy

LIVING CONDITIONS/HEALTH

- 1. Noise - will be intrusive and have an adverse impact on the living conditions of neighbouring residents
- 2. Increases in noise, disruption, dust and traffic during construction
- 3. Flicker effect from sunlight behind the rotating blades
- 4. The proposal will cause health complaints such as stress, depression, headaches and anxiety.
- 5. The proximity of the turbines to residential dwellings
- 6. Detrimental to highway safety

ECOLOGY/CONSERVATION & ENVIRONMENT

- 1. Effects on nature conservation generally as well as protected species.
- 2. Impact on ornithology - many birds are killed by the blades such as geese

- and potential threat to buzzards
- 3. The effect on bats, red squirrels, owls and brown hares
- 4. The site is near two local SSSI's at Black Snib and Lyne Wood
- 5. The soil at Hallburn is peat which absorbs CO2
- 6. Water from site ultimately flows into the Esk which is home to otters and fish
- 7. Detrimental impact on the historic landscape such as Brackenhill Tower

AVIATION SAFETY

- 1. Potential danger related to the regular low flying military aircraft over the area
- 2. Impact on radar at RAF Spadeadam

4.5 The letters/emails of support cover a number of matters and these are summarised as follows:

- 1. The scheme will generate safe, clean and renewable electricity as a vital part of a sustainable energy future, and make a significant contribution to renewable energy targets.
- 2. Need to take responsibility for local electricity generation and consumption.
- 3. Failure to support this application adds further delay that we cannot afford to lose.
- 4. Feel safer having wind turbines than nuclear – clean and safer way to obtain power.
- 5. Do not find the sight of well placed turbines offensive – slowly rotating blades can be viewed as dynamic sculpture.
- 6. Wind turbines are quiet and proposal is not close to any populated areas.

5. Summary of Consultation Responses

Arthuret Parish Council: - no comments received.

Arquiva: -no objection to this application;

Barn Owl Trust:- the Trust has yet to receive a report of a turbine causing a Barn Owl injury or fatality in Britain. The Trust does not have the resources to assess every proposed wind farm site but believes that generally wind farms are unlikely to pose a significant threat to Barn Owls.

Kirkandrews Parish Council: - no comments received.

Royal Society for the Protection of Birds: - objects to the application because of:

- Impacts on pink-footed geese, a qualifying feature of the Upper Flats and Marshes Special Protection Area (the SPA), Ramsar and Site of Special

Scientific Interest (SSSI). It is considered that the avoidance rate used in the collision risk model is not precautionary enough. Using a 95% avoidance rate would mean that 11 pink-footed geese a year are predicted to be killed via collision with turbines. Although this is not significant in population terms (percentage increase over baseline mortality) or as a percentage of the SPA, nonetheless the RSPB believes that the impacts on pink-footed geese need to be mitigated against to ensure no net loss and enhancement, in accordance with PPS9. There is also displacement of 26 pink-footed geese, applying a 600 metre disturbance displacement buffer which again, although not significant, is nonetheless an impact.

- Impact on Lapwing- potential disturbance displacement of up to 350 individuals in the winter (page 169 of the Environmental Statement).
- Impacts on UK BAP and bird species of conservation concern - according to the Environmental Statement the proposal is predicted to impact the following species/ numbers:
- Curlew- disturbance displacement of 2 pairs of breeding (near globally threatened)
- Disturbance displacement of 12 pairs of breeding lapwing. Breeding lapwing are still declining across Cumbria (based on early results from the Cumbria Breeding Bird Atlas) and there is no evidence that there are alternative breeding sites for these potentially displaced birds.
- Presence of breeding yellowhammer, tree sparrow and skylark (all red listed birds of conservation concern). peak count of 5000 starling foraging within 600 metres of the proposed turbines.
- Cumulative impacts - do not believe that the cumulative impacts (page 172 of the ES) have been effectively considered for pink-footed geese. There are several plans or projects in and around the SPA which are predicted/ likely to impact the pink-footed goose population.
- Proposed mitigation/ enhancement - the RSPB believe that the mitigation/ enhancement proposed by the developer is insufficient to ensure no net loss and enhancement. The RSPB consider that suitable off-site mitigation/ enhancement measures should include management of an area of land an equivalent size to the proposal site (ie. a minimum of 14 hectares) for the following species impacted via the proposal.

Solway Coast AONB Unit: - The whole character of Rockcliffe Marsh is its special setting and intangible quality of remoteness and wildness. The flat marsh landscape and unique wildlife would be completely negatively affected by the erection of the proposed turbines which are out of character with the lowland marsh landscape and would create visual harm against the backdrop of coastal plains and villages. The turbines would, in their proximity to Rockcliffe Marsh, also affect the landscape perception for people on local access routes, Hadrian's Wall Path Trail and Cumbria Coastal Way. The turbines may also be in the flight path of the overwintering wildfowl and cause damage to these iconic species.

Springfield & Gretna Green Community Council: - no comments received.

United Utilities: - no objection to the proposed development.

Civil Aviation Authority: - no comments received.

Carlisle Airport: - initial assessment of the proposed development reveals a potential conflict with Carlisle Airport safeguarding criteria.

Cumbria County Council - (Archaeological Services): - agree with the conclusion that there is a very low potential for the proposed development to affect significant archaeological remains and, as such, do not consider that any archaeological work is necessary.

Cumbria County Council (Strategic Planning Authority) Wind Energy: - the Committee resolved to raise a strong objection to the proposal. It is contrary to saved Policies R44, E35, and E37 of the Cumbria and Lake District Joint Structure Plan and the development principles of the Cumbria Sub Regional Spatial Strategy. There is insufficient evidence to determine if significant cumulative adverse affects would arise to the local landscape character and visual amenity in relation to this proposal combined with the wind energy scheme proposed at Beckburn Peat Works, north-west of Longtown. It does not adequately assess the effects on biodiversity in relation to both nearby international and national biodiversity designations and the proposed site. As such the proposal could cause unacceptable harm and be contrary to the above policies.

Need for Carlisle City Council to carry out a Habitats Regulation Assessment before determining the application.

Cumbria Tourism: - no comments received.

Cumbria Wildlife Trust: - objection, the Trust has similar concerns to the RSPB regarding the impact of the development on various bird species which are interest features of Natura 2000 sites. The application site qualifies as a County Wildlife Site on account of its number of breeding waders pairs. No adequate mitigation scheme has been proposed to ensure that the bird interest is protected.

Natural England - relating to protected species, biodiversity & landscape: - this proposal lies close to Black Snib Site of Special Scientific Interest (SSSI) and Lyne Woods SSSI but it is our opinion that the proposed development will not materially or significantly affect it.

The proposal is near the Upper Solway Flats and Marshes SPA, Ramsar and SSSI which is a European site protected under the Habitats Regulations. From the information provided, it is considered that we cannot ascertain that this proposal is not likely to have a significant effect on the European site, with particular reference to pink-footed geese as an interest feature.

Regulation 61 requires the local authority, before deciding to give any consent to a project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects), and (b) not directly connected with or necessary to the management of the site, to make

an appropriate assessment of the implications for the site in view of its conservation objectives.

While the potential impact from the proposed Hallburn Windfarm on SPA bird species may be low, it would add to a potentially significant effect from the Beckburn application in the absence of an agreed mitigation plan at Beckburn. Unless there is an agreed mitigation plan for Beckburn, there would need to be no net negative effect from the Hallburn application in order for it not to have a potentially significant “in combination” effect. In the absence of any steps to offset the potentially negative impact on pink-footed geese Natural England considers that the proposal currently would have a negative impact on pink-footed geese.

Local Environment - Environmental Protection: no objections in principle to the above proposal. It is recommended that conditions restricting the construction hours to 7am until 6pm Monday to Friday and 9am until 1pm on Saturday with no working Sundays and Bank Holidays is imposed, and one that requires all mud etc taken onto the highway to be cleaned up daily and if dust becomes an issue, mitigation measures should be taken.

Cumbria County Council - (Highway Authority): - no comments received.

Department for Transport (Highways Agency): - no objections.

Environment Agency (N Area (+ Waste Disp)): - planning permission should only be granted providing a condition is imposed regarding the risks of contamination. Without such a condition the proposed development on this site poses an unacceptable risk to the environment.

English Heritage - North West Region: - considers that the proposed development will not have a significant impact on the majority of the historic assets in the vicinity of the site, including the registered battlefield of Solway Moss. However, it is considered that insufficient information has been provided to allow the impact of the proposed development on the World Heritage Site to be properly understood, and particularly the relationship between the Wall and the outlying fort at Netherby.

Dumfries & Galloway Council: - no comments received.

Council for Protection of Rural England/Friends of the Lake District: - Given the significant impact the development is likely to generate in landscape and visual terms therefore, in FLD’s view, this proposal raises conflict with Local Plan Policies CP1 and CP8, saved Structure Plan Policy E37 and RSS Policies DP7 and EM1.

Gretna & Rigg Community Council: - no comments received.

Joint Radio Co: - does not foresee any potential problems based on known interference scenarios and the data you have provided.

Ministry of Defence/Defence Estates: - object on the basis that the turbines will cause unacceptable interference to the Air Traffic Control (ATC) radar at RAF Spadeadam Deadwater Fell. This is because wind turbines have been shown to lead to the desensitisation of radar and the creation of “false” aircraft returns which air traffic controllers must treat as real. The desensitisation of radar could result in aircraft not being detected by the radar and therefore not presented to air traffic controllers. Maintaining awareness of all aircraft movements within the airspace is crucial to achieving a safe and efficient air traffic service. The creation of “false” aircraft displayed on the radar leads to increased workload for both controllers and aircrews and may have a significant operational impact. Furthermore, real aircraft returns can be obscured by the turbine’s radar returns making the tracking of conflicting unknown aircraft much more difficult.

The application site is approximately 40km from the seismological recording station at Eskdalemuir and falls within its statutory safeguarded area. Research jointly commissioned by the DTI, BWEA and the MoD has confirmed that wind turbines of the current design generate seismic noise which can interfere with the operational functionality of the Station. In order to ensure that the UK complies with the Comprehensive Nuclear Test-Ban Treaty, a noise budget based on the findings of the research of 0.336nm rms has been allocated by the MoD for a 50km radius surrounding the Station. At present the reserved noise budget has been reached.

If the developer is able to overcome these issues, the MoD will request that all turbines are fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern.

National Air Traffic Services: - The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal. However, please be aware that this response applies specifically to the above consultation and only reflects the position of NERL (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 As a result of the recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan unless and until the Localism Bill is enacted. Given the stage of the Localism Bill (and the lack of certainty as to what its ultimate content will be) it is inappropriate to give weight to the Government’s intention to revoke the RSS; and this is in

accord with the Court of Appeal's judgment in June 2011. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the "saved policies" of the Cumbria and Lake District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership's Sub Regional Spatial Strategy 2008 - 2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).

- 6.3 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 10% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2010 (rising to at least 15% by 2015 and at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.4 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity. Policy E35 seeks to safeguard areas and features of nature conservation interest.
- 6.5 In terms of the LP policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policies CP2, LE2 and LE3 seek to ensure that development conserves and enhances the biodiversity value of areas. Policy CP8 deals with renewable energy and is permissive subject to a number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be sensitively incorporated into the surrounding landscape and respect the local landscape character.
- 6.6 A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.
- 6.7 The site lies within landscape character sub type 5b Lowland - Low Farmland (Cumbria Landscape Character Guidance and Toolkit 2011). According to Map 8 (Landscape Capacity Assessment) of the Cumbria Wind Energy Supplementary Planning Document (July 2007) such a landscape has the capacity to accommodate schemes of 3-5 turbines, or exceptionally 6-9 turbines.

- 6.8 Other material considerations include PPS1 “Delivering Sustainable Development” and PPS1 Supplement “Planning and Climate Change”; PPS7 “Sustainable Development in Rural Areas”; PPS9 “Biodiversity and Geological Conservation”; and PPS22 “Renewable Energy” inclusive of “Planning for Renewable Energy – A Companion Guide to PPS22; Circular 8/93 “Costs in Planning and Other Proceedings”; Circular 11/95 “The Use of Conditions in Planning Permissions”; and Circular 1/2003 “Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas”.
- 6.9 The Climate Change Supplement to PPS1 refers to the urgent need for action on climate change and encourages local authorities to tackle the causes and impacts of climate change through policies to promote, rather than restrict, the development of renewable energy sources such as wind power.
- 6.10 PPS22 indicates that renewable energy developments should be capable of being accommodated throughout England although the potential impact of renewable energy projects close to nationally designated areas (such as National Parks and Areas of Outstanding Natural Beauty) is a material consideration. ETSU-R-97 is to be used when assessing the impact of noise on nearby residents. PPS7 states that countryside policies should provide for the sensitive exploitation of renewable energy. PPS9 sets out the key principles relating to development and nature conservation. Planning decisions should aim to maintain, enhance, restore or add to biodiversity.
- 6.11 Paragraph 9 of Annex 3 of Circular 8/93 “Costs in Planning and Other Proceedings” highlights that planning authorities are expected to thoroughly consider relevant advice from a statutory consultee. Nevertheless, it is always the authority’s sole responsibility to ensure that, if they adopt such advice, their decision is based on a complete understanding of the consultee’s advice. In addition, paragraph 11 of Annex 3 of Circular 8/93 advises that planning authorities will be expected to show that they have considered the possibility of imposing relevant planning conditions on a grant of permission which would allow development to proceed.
- 6.12 The 2007 European Union Common Energy Policy includes a binding target of 20% of overall energy to be produced from renewable by 2020 and a 20-30% reduction in greenhouse gases. The Climate Change Act 2008 set a legally binding target to reduce greenhouse gas emissions by at least 80% by 2050 and reductions in CO2 emissions of some 26% by 2020 against a 1990 base. In 2009, EU Directive 2009/28/EC set out a requirement of 35% of electricity to be produced from renewable. This directive sets out the contribution from each member state with the UK set to produce 15% of all energy from renewable sources by 2020. The 2009 Renewable Energy Strategy highlights a need to radically increase our use renewable electricity and notes that the 15% binding target requires a seven fold increase in the share of renewable in less than a decade.
- 6.13 Members of Parliament have recently approved the Government’s final set of

National Policy Statements on energy. The NPs reiterate the key role of renewable electricity production has in meeting the 15% target by 2020. Of all the renewable energy sources, onshore wind is recognised as the most well established and most economically viable source of renewable electricity available for future large scale deployment in the UK.

6.14 When assessing this application it is considered that there are seven main issues, namely:

1. the contribution of the scheme towards the regional and county targets for the generation of renewable energy and any other social, environmental and economic benefits;
2. the impact of the proposed development on the landscape and visual character of the area including cumulative impact;
3. air safety regarding RAF Spadeadam and Carlisle Airport
4. Eskdalemuir Seismological Recording Station;
5. the effect of the proposed development on the living conditions of local residents (noise and shadow flicker);
6. the effect of the scheme on local ecology and nature conservation; and
7. Hadrian's Wall World Heritage site.

1) The contribution of the scheme towards the regional and county targets for the generation of renewable energy and any other social, environmental and economic benefits

- 6.15 PPS22 "Renewable Energy" identifies a number of key principles which local planning authorities and developers should adhere to in their approach to planning for renewable energy. Paragraph 1(i) explains that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. Paragraph 1(iv) records that the wider environmental and economic benefits of considerations that should be given significant weight in determining whether proposals should be given planning permission. Paragraph 1(viii) requires that development proposals should demonstrate how environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures. There is no specific requirement in PPS22 to provide precise calculations on the energy levels to be derived from a particular proposal and/or examine alternative sites.
- 6.16 Paragraphs 2 to 5 of PPS22 highlight that the Regional Spatial Strategy should include the target for renewable energy capacity in the region. The targets should be reviewed on a regular basis and revised upwards if they are met. However, the fact that a target has been reached should not be used in itself as a reason for refusing planning permission for further renewable

energy projects, nor should the potential for offshore generation be used as a justification to set lower onshore targets.

- 6.17 Policy EM17 of the Regional Spatial Strategy (RSS) encourages the promotion and greater use of renewable energy sources and includes a target of having 10% of the region's electricity production from renewable sources by 2010 and rising to 15% in 2015 and 20% in 2020. The sub-regional target for Cumbria is to have 15 - 21 onshore wind farms by 2010 with generating capacity of 210 MW increasing to 247.5 MW by 2015.
- 6.18 The available records indicate that there are currently 17 onshore wind farms operating in Cumbria and seven more with consent with a total of 143 MW of generating capacity. In effect, the county target for 2010 has yet to be met and, at the current rate, the target for 2015 is unlikely to be met.
- 6.19 The current proposal would provide a total maximum 'installed capacity' of up to 12 MW. According to the applicant, the total output could meet the electricity needs of around 6,876 households. It is anticipated that the proposed wind farm will generate electricity for 25 years.
- 6.20 When looking at economic benefits it is also appreciated that the development will provide a source of employment during the construction period. Overall the environmental, energy and economic benefits need to be afforded significant weight.

2) Landscape and visual impacts including cumulative impact

- 6.21 Paragraph 1 of PPS1 notes that poor planning can result in the loss of the finest countryside to development. PPS1 whilst identifying the need to ameliorate climate change through a range of measures (including renewable energy) also seeks development which enhances as well as protects the historic environment and landscape; and, address the causes and impacts of climate change.
- 6.22 Paragraphs 1(iv) and (v) of PPS7 explains that the Government's aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscape, heritage and wildlife, the wealth of its natural resources, and so that it may be enjoyed by all. All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and its local distinctiveness. Paragraph 16(iv) also advises that planning determinations should provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22.
- 6.23 Paragraphs 19 and 20 of PPS22 highlight that landscape and visual effects should be assessed on a case by case basis using objective descriptive material and analysis wherever possible; and, of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. However, when assessing a proposal planning authorities need to recognise that the impact of turbines on the landscape will vary according to the size

and number of turbines and the type of landscape involved, and that these impacts may be temporary if a condition is imposed requiring the future decommissioning of the turbines. Paragraphs 5.16 to 5.24 of the Companion Guide to PPS22 describe common approaches that can be used when undertaking a landscape and visual assessment.

- 6.24 In undertaking this assessment a distinction is drawn between i) landscape impacts that relate to the characteristics of the landscape; and ii) visual impacts on receptor points (houses and rights of way etc) that relate to individual outlooks within that landscape.

i) Landscape

- 6.25 As already noted, the application site lies within landscape character sub type 5b Lowland – Low Farmland which is characterised by medium to large fields enclosed by hedgerows; an intensively managed countryside with some larger modern developments (such as agricultural sheds, pylons and telegraph poles) that is broken by trees and woodland.
- 6.26 The proposal broadly accords with the indicative capacity assessment of the Cumbria Wind Energy Supplementary Planning Document (SPD), 2007. This suggests that the landscape has the potential to support, exceptionally up to 6 - 9 turbines, in open flatter areas or broad ridge tops where turbine groups could relate to the medium to large scale landforms and regular field patterns without dominating wide views.
- 6.27 When considering impact on the landscape character, paragraph 5.6.15 of the submitted Environmental Statement (ES) acknowledges that within 500m of the proposed turbines the scheme would present a new landscape feature and the turbines would appear as new key characteristic elements, dramatically altering the landscape character local to the site. The ES goes on to say that the local sensitivity of the site area is considered to be low and the magnitude of change would be high resulting in a moderate landscape effect. Considering the size and scale of the scheme relative to the landscape and that it can be reasonably well accommodated within the landscape, the nature of the effects can also be considered as neutral (para. 5.6.16). In relation to the surrounding landscape character types, the ES considers that there would be no direct effects on their key physical characteristics. However, the wind turbines may be visible from these areas and as such could indirectly affect the character of some of the neighbouring landscape character types (para. 5.6.20).
- 6.28 The County Council's Principal Planning Officer, when assessing this issue, considers that the proposal would form a simple and coherent feature in the local landscape, also noting that the turbines would be sited in an area dominated by medium to large scale fields interspersed with woodlands, plantations and shelter belts, large scale agricultural buildings and dispersed towns and villages. There is agreement with the findings of the submitted ES that the local landscape, within 3km of the site, the turbines

would appear as a prominent feature but would not cause unacceptable harm to the local landscape character. In the case of more distant views it is considered that the proposal would appear as a prominent, yet simple and coherent feature in a broad and expansive farmed landscape that is already characterised by other large scale man made features and movement. There is also agreement with the ES conclusion that there would be no significant effects on the landscape setting of the Solway Coast AONB due to the extent of intervening elements such as topography and vegetation between the site and the AONB boundary.

6.29 Eden Environment Ltd, when assessing the proposal on behalf of the City Council, has independently reached similar conclusions to both the submitted ES and the County Council's Principal Planning Officer. In overall terms, Eden Environment Ltd conclude that the proposal will have a moderate to large adverse effect on the immediate landscape character type 5b, and no significant adverse effect on any adjacent landscape character types.

6.30 On this basis it is considered that the proposal would not cause unacceptable harm to the landscape character.

ii) Visual

6.31 Paragraph 5.6.33 of the submitted ES concludes that significant visual effects would generally occur within distances of approximately 4.2km from the application site where there are clear views of the wind turbines. Potentially further significant visual effects could occur from areas of higher ground to the north-east from receptors of high sensitivity within 5-6km. The ES assesses the impact of approximately 48 properties or groups of properties within 2km of the site and concludes that: at least 26 of these would experience a significant visual effect on their views; of the 26, four are within 1 km of the site namely, Hallburn Farm and Cottage within the application site, and Whitesyke Farm and Low Hallburn respectively 650m and 620m from the site. The ES recognises that a further seven properties or groups of properties are located at distances between 1km - 1.5km and 15 are located at distances between 1.5km - 2km of the site.

6.32 The ES also states that whilst it is accepted that a number of properties within close proximity of the proposal would experience a significant change to a view or views, considering the grouping and composition of the Scheme it is not considered that any of these properties would unduly suffer from negative visual effects such as visual dominance, overbearing, or blocking of light, which collectively may affect the overall visual amenity and associated living standards. The ES notes that effects on private views are not a planning consideration (para. 5.6.36). Furthermore, the ES explains that many residents in the settlements within the study area would gain very limited or no views of the scheme; the impacts on existing recreational/tourist destinations/public rights of way would generally be not significant but moderate in the case of Hopesike Woods Caravan and Camping Site, and public footpaths 101004 and 101009; and not significant with regard to the A7, M74/M6, A689, A69, and West Coast Rail Line.

- 6.33 The County Council's Principal Officer generally agrees with the conclusions in the ES highlighting that the distance, along with woodland screening the lower parts of the turbines helps to mitigate adverse effects and prevent unacceptable harm from occurring; many of the properties within this range would have oblique views of the turbines as the main living areas of the properties are orientated away from the site; the properties with more open views lie to its east and are approximately 1.5km from the site; the turbines would be visible above woodland planting; houses along Moor Road to the north west of the site are most likely to have views changed by the proposal; however, it is considered that the distance from the turbines and the varied characteristics of Longtown and intervening countryside should prevent the turbines from being dominant or overbearing to views from properties on the edge of the town and causing unacceptable harm.
- 6.34 The independent assessment undertaken by Eden Environment Ltd looked at the changes in views for all the 311 properties found within 2.4km of the outermost turbines. The assessment identified 112 properties (including one care home and 2 derelict houses) the occupiers of which would experience a significant adverse impact. Irrespective of the residential units at Hallburn Farm, the closest properties are at Low Hallburn, Whitesyke, and Whingate (1 km). The assessment also finding that it is likely local people taking every-day walks in the immediate locality are likely to experience moderate to large adverse impacts; there may be slight and transient adverse impacts for people on national cycle trails or on the Hadrian's Wall path; and other people on holiday, at leisure or travelling through the area are unlikely to be affected.
- 6.35 When assessing this issue based on the above, the major concern relates to those properties within 2.4km of the turbines. Members will appreciate that a distinction needs to be drawn between something that leads to a change in a view and visual impact, and also between something that is prominent as opposed to being oppressive. In the case of the current proposal there would be views of the proposed turbines from a relatively large number of residential properties. It is appreciated that the turbines would be visible to varying extents and aspects from these properties as well as those residents occupying the other properties within the vicinity. In some cases, they would be seen mainly from the associated gardens, whereas in other instances they would feature directly in views from the primary windows of main rooms. Undoubtedly the proposal, with the large rotating blades of the turbines, would have a noticeable impact on the outlook from these properties.
- 6.36 When assessing whether the proposed turbines can be considered oppressive, Members will be aware that in 2005, under application 05/0169, planning permission was given for a turbine with an overall height of 120m to serve the Pirelli factory that was to be sited so that the nearest dwellings at Cummersdale were between 390m to 490m away. More recently, in the case of the appeal regarding Newlands Farm involving the erection of three turbines (application number 08/0707) the Inspector raised concerns over the proposed turbines being located between 420 to 650 m away because the *"proximity of the turbine cluster and its spread would make it appear dominant*

and overpowering...and that this domineering presence would have a significant, detrimental effect on the living conditions of the occupiers”.

- 6.37 In this case, the closest properties are at Low Hallburn, Whitesyke and Whingate that are respectively 620m, 650m and 1km from the nearest proposed turbine(s). Low Hallburn consists of a two storey house with an immediate outlook onto agricultural buildings. Whitesyke is also a two storey house with two first floor bedroom windows one of which faces Hallburn Farm otherwise the principle outlook is towards the north and existing open fields unaffected by the proposal. Finally, the dwellings based around Whingate consist of a two storey house and three bungalows. The two storey house has views from the first floor windows but because of the degree of separation and presence of intervening buildings it is considered that the proposed turbines would not be dominating or overbearing. As such the circumstances concerning the current proposal are not considered to be directly comparable to the previous Newlands proposal. In overall terms it is considered that while the visual presence of the turbines would be noticeable from these properties and outlying areas, their presence would not be dominating or overbearing because of the intervening planting and buildings, the oblique relationships, and the degree of separation.

iii) Cumulative

- 6.38 It is generally agreed between the submitted ES and Eden Environment Ltd that the proposal would not have a significant cumulative impact on landscape and visual terms. However, it has been pointed out that the ES did not assess the cumulative effects of the proposal in relation to a current application for 9 turbines at Beckburn Peat Works, and that an assessment inclusive of this proposal should be carried out and submitted to Carlisle City Council for its consideration prior to it making a decision.
- 6.39 In response to this matter, a Scottish Executive appeal decision (ref. no. PPA/110/456), has previously highlighted the unfairness and uncertainty of assessing one proposal against others which are yet to be determined. The logic of considering application stage wind farms as part of a cumulative assessment appearing to be fundamentally flawed because it misrepresents the baseline conditions to which the proposal will be added. When considering this issue of assessing the cumulative effects, three points need to be kept in mind.

Firstly, the Companion Guide to PPS22 only states that *“in areas where there are existing renewable energy schemes it may be appropriate to consider the cumulative impact of further schemes”* [emphasis added].

Secondly, G12 of the Wind Energy SPD refers to cumulative effects being assessed within an area already containing one or more operational or approved developments. The Carlisle District area has no significant operational wind turbine development, only the single turbine approved but not erected at the Pirelli site.

Thirdly, G13 of the Wind Energy SPD is concerned with the thresholds for cumulative effects and generally advises that the judgement should be based on the degree or magnitude of change to an area and its sensitivity to change. It could be argued that as the Hallburn site has no landscape designations it is not particularly sensitive to change.

- 6.40 On this matter, it is considered that the submitted ES is not fundamentally flawed.

3) Air safety: RAF Spadeadam and Carlisle Airport

- 6.41 In relation to aviation, the submitted ES confirms that the site has been assessed in accordance with the CAA Policy and Guidelines on Wind Turbines, May 2010 (CAP764) and consultations were undertaken with the MoD, CAA, Lancashire Police Air Support Unit and Carlisle Airport. The ES explains that in response to these consultations the MoD and Carlisle Airport objected to the proposal prior to the submission of the application.
- 6.42 The MoD has subsequently objected to the current application on the basis that the turbines will cause unacceptable interference to the Air Traffic Control (ATC) radar at RAF Spadeadam Deadwater Fell. This is because wind turbines have been shown to lead to the desensitisation of radar and the creation of “false” aircraft returns which air traffic controllers must treat as real. The desensitisation of radar could result in aircraft not being detected by the radar and therefore not presented to air traffic controllers. Maintaining awareness of all aircraft movements within the airspace is crucial to achieving a safe and efficient air traffic service. The creation of “false” aircraft displayed on the radar leads to increased workload for both controllers and aircrews and may have a significant operational impact. Furthermore, the MoD explains that real aircraft returns can be obscured by the turbine’s radar returns making the tracking of conflicting unknown aircraft much more difficult.
- 6.43 In anticipation of such comments, paragraph 13.3.4 of the submitted ES states that RAF Spadeadam has two ATC radars located at Deadwater Fell and Berryhill. Whilst the proposed turbines would be visible to the Deadwater Fell radar, the turbines would not be visible to the other ATC radar at Berryhill and therefore the ES maintains that RAF Spadeadam would still be able to provide a full ATC service in the area using the Berryhill radar. It is also calculated that the loss of coverage from the Deadwater Fell radar is only 762 ft over the proposal, and alleged that this small loss of coverage could be mitigated through operational procedures.
- 6.44 Further clarification has been sought from the MoD on this matter at the time of preparing the report. However, the presence of satisfactory alternative radar lessens the weight that can be attributed to such an objection.
- 6.45 The operator of Carlisle Airport has indicated that an initial assessment of the proposal has revealed a potential conflict with the Airport safeguarding criteria.

- 6.46 The submitted ES highlights that the application site is 10km north-west of the Airport and at almost 90 degrees to the orientation of the runway and a considerable distance from the areas specifically safeguarded for both approach and take off climb surfaces. In accordance with the Licensing of Aerodromes, 2008 (CAP 168) a physical safeguarding assessment shows that the proposal does not infringe any safeguarded surfaces. On this basis it is considered that an objection on conflict with the Airport safeguarding criteria could not be sustained.

4) Eskdalemuir Seismological Recording Station

- 6.47 The UK seismic monitoring site is at Eskdalemuir near Langholm. The facility is part of the seismic network of the International Monitoring System set up to help verify compliance with the Comprehensive Test Ban Treaty which bans nuclear test explosions. The Treaty requires that States Parties shall not interfere with the verification system, of which Eskdalemuir is an element.
- 6.48 The consultation response from the MoD explains that the application site is approximately 40km from the seismological recording station at Eskdalemuir and falls within its statutory safeguarded area. Research jointly commissioned by the DTI, BWEA and the MoD has confirmed that wind turbines of the current design generate seismic noise which can interfere with the operational functionality of the Station. In order to ensure that the UK complies with the Comprehensive Nuclear Test-Ban Treaty, a noise budget based on the findings of the research of 0.336nm rms has been allocated by the MoD for a 50km radius surrounding the Station. At present the reserved noise budget has been reached.
- 6.49 The submitted information accompanying the current application does not appear to directly address this matter. A potential solution could involve the installation of “dampeners” to reduce vibration not only on the proposed turbines but, in order to generate spare capacity, on existing turbines already within the safeguarding area that are not operated by the applicant. However, such a solution (and the accompanying technical information required to show that such a solution and extent necessary would be effective) has not been formally advanced by the applicant and the City Council has not been made aware of any agreement with an existing wind farm operator to give “control” to the applicant to pursue such an option.
- 6.50 On the matter of conditions Circular 11/95 states that a local authority may impose conditions regulating the development or use of land under the control of the applicant even if it is outside the site which is the subject of the application. The question whether land is under the control of an applicant is a matter to be determined according to the facts of the particular case, and is not dependent on the existence of a freehold or leasehold interest: only such control over the land is needed as is required to enable the developer to comply with the condition. Paragraph 28 of Circular 11/95 goes on to say that a condition may raise doubt about whether the person carrying out the

development to which it relates can reasonably be expected to comply with it. If not, subsequent enforcement action is likely to fail on the ground that what is required cannot reasonably be enforced e.g. a condition requiring the construction of a means of access on land not under the control of the applicant. If the applicant carried out the development without complying with the condition the local authority could enforce the condition only by taking action against the third party who owned the land but who had gained no benefit from the development. The suggested way forward is by framing the condition so as to require that the approved development is not commenced until the access has been constructed.

- 6.51 In addition, paragraph 38 of Circular 11/95 advises that it is unreasonable to impose a condition which developers would be unable to comply with themselves, or which they could comply with only with the consent or authorisation of a third party, for example a condition requiring the applicant to obtain an authorisation from another body. Although it would be ultra vires to require works which the developer has no power to carry out, or which would need the consent of a third party, it may be possible to achieve a similar result by a condition worded in a negative form, prohibiting development until a specified action has been taken.
- 6.52 Significantly, paragraph 40 of the Circular also highlights that such a negative condition should only be imposed if there are at least reasonable prospects of the action in question being performed within the time limit imposed by the permission.
- 6.53 In this case (and in the absence of any proposed solution based on verified technical information and an agreement with an existing wind farm operator to give “control” to the applicant) it is considered that this matter cannot be addressed by the imposition of a condition that meets the tests of Circular 11/95.

5) Living conditions of local residents (noise and shadow flicker)

- 6.54 Paragraphs 2 and 40 of PPS1 and paragraph 29 of the associated ODPM document “The Planning System: General Principles” explain that the planning system operates in the public interest. In the case of living conditions, public and private interests may coincide where the impact of a specific development is such as to acceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest.
- 6.55 In accordance with the provisions of paragraph 22 of PPS22, Chapter 8 of the ES considers the consequences of the proposed development by assessing and rating existing and anticipated noise levels. The chapter cites ETSU-R-97: “The Assessment and Rating of Noise from Wind Farms” which, as is highlighted in the Companion Guide to PPS22, has a twofold purpose to not only offer a reasonable degree of protection to the occupiers of properties neighbouring a wind farm, but also not place undue restrictions on wind farm development.
- 6.56 The recommended absolute noise levels within ETSU-R-97 cover two time

periods: i) the quiet daytime period (defined as between 18.00 and 23.00 hours during the normal working week, between 13.00 and 23.00 hours on a Saturday and all day during Sunday, 07.00 to 23.00 hours); and ii) the night-time period (defined as between 23.00 and 07.00 hours). The absolute limit within ETSU-R-97 lies between levels of 35 to 40 dB LA90, 10 min when the prevailing background noise level is below 30 dB LA90.

- 6.57 The ES concludes that during the period of construction the total predicted construction noise levels (including traffic noise on-site and off-site) do not exceed 65 dB (LAeq, 8 hour) at any of the receptor locations. At all receptor locations neighbouring the proposal, operational wind turbine noise would meet the requirements of ETSU-R-97 for Amenity Hours and Night-time operation; and the predicted internal noise levels at all dwellings are unlikely to exceed 35 dB LAeq for medium to high wind speed conditions with windows open. Thus the predicted noise levels indicate that internal noise levels within dwellings due to turbine operation should not result in sleep disturbance in accordance with existing guidance.
- 6.58 On this basis it is considered that any increase in noise because of the construction and operation of the proposal is not sufficient to warrant refusal of permission.
- 6.59 Shadow flicker is an effect that can occur when the shadow of a moving wind turbine blade passes over a small opening briefly reducing the intensity of light within the room. The submitted ES explains in paragraph 14.1.5 that shadow flicker is capable of giving rise to two potential categories of effects: health effects and amenity effects. In terms of health effects, the operating frequency of the wind turbine is relevant in determining whether or not shadow flicker can cause health effects in human beings. The proposed turbines have an operating frequency of 8.6-18.4 rpm which is less than the frequency capable of giving rise to health effects. Furthermore the rate of flicker from the proposed turbines will be well below any statistically concerning level of flicker as identified in the Health and Safety Executive Circular "Disco Lights and Flicker Sensitive Epilepsy".
- 6.60 In relation to amenity, paragraph 76 of the Wind Energy Annexe to the Companion Guide to PPS22 makes it clear that shadow flicker only affects properties within 10 rotor diameters of a wind turbine, and only properties within 130 degrees either side of north, relative to the turbines can be affected in the UK. The submitted ES contains a shadow flicker analysis of the worst case scenario for properties within 12 rotor diameters (i.e. 1128m) of the proposed turbines. The worst case scenario not accounting for trees or other obstructions that intervene between the receptor and turbine. The analysis finds that 3 properties may experience at least one day with over 30 minutes of shadow flicker and each could potentially experience over 30 hours of shadow flicker in a year. Low Hallburn could experience up to 72.8 hours of shadow flicker per year if all the necessary conditions were in place. However, it is possible for the causative turbine(s) to be shut down during such conditions, and this can be secured by the imposition of a relevant condition.

- 6.61 In relation to shadow flicker, it is recognised that the use of a control system is a viable option, and therefore there is a low risk of any significant impact on residential amenity.

6) Ecology and nature conservation

- 6.61 Chapter 6 of the ES provides an assessment of the likely significant effects on ecology and nature conservation (including bats). For non bird issues, mitigation is proposed, buffers are provided and habitat enhancement is proposed and that an Ecological Enhancement and Mitigation Scheme (including monitoring) will be produced the details and implementation of which can be controlled by the imposition of a relevant condition/agreement.
- 6.62 In relation to ornithology, the survey results within Chapter 7 of the ES indicate that there are likely to be potential significant impacts on breeding, migrating, and roosting birds, for example, notable numbers of Pink-footed Geese and Barnacle Geese overfly the site during their migrations, and notable numbers of Lapwing and Curlew breed on the site and use it during the winter period. The impact assessment in Chapter 7 concludes that the impacts on these and other species will be negligible based upon an assessment of collision risk, and on the assumption that birds will avoid the wind turbines and, for those on-site breeding and roosting species, can be simply accommodated elsewhere if they are displaced by the wind turbines.
- 6.63 However, it is apparent that Natural England, Cumbria Wildlife Trust, and the RSPB do not consider themselves to be in such a position as to agree with such a conclusion.
- 6.64 At the time of preparing this report the results of an assessment by Lloyd Bore Ltd are awaited. The report has been commissioned on the basis of providing an impartial and independent assessment of the concerns raised by Natural England, Cumbria Wildlife Trust and the RSPB.

7) Hadrian's Wall World Heritage site

- 6.65 In relation to Chapter 9 of the ES on "Archaeology and Built Heritage", English Heritage concur with the conclusions that there will be limited direct impact on archaeological remains (which can be mitigated by the commissioning of an archaeological watching brief), and that there appears to be limited impact on the setting of the majority of listed buildings, archaeological sites, and the registered battlefield of Solway Moss. English Heritage goes on to say that there is a potential concern concerning the relationship between the Roman outpost fort at Netherby and Hadrian's Wall. The Netherby fort was connected with the frontier at Carlisle by a Roman road, the route of which is believed to pass just to the west of the application site. Although not scheduled as an ancient monument, English Heritage considers it to be a site of national importance in terms of its relationship with Hadrian's Wall. However, English Heritage is concerned that based on the submitted information it is not clear how the proposed wind farm would affect

the ability to understand the relationship between Netherby Hall and Hadrian's Wall.

6.66 At the time of preparing the report, the applicant has not submitted any additional photomontages with regard to this aspect. Nevertheless, the submitted Planning Statement acknowledges that the application site is located between Hadrian's Wall and the Roman fort at Netherby Hall but also explains that Netherby Hall is set within an area of woodland; there is currently no intervisibility between the two; there is little evidence that the two sites were ever intended to be intervisible; any communications were likely to be carried along the Roman road; and the application site lies to the east of Netherby Hall and does not interfere with this possible communication line.

6.67 The further views of English Heritage are awaited.

Other matters

6.68 As far as the safety of the turbines is concerned, the Companion Guide to PPS22 indicates that there have been no cases of injury to any members of the public.

6.69 A number of representations have been made with regard to national energy policy. However, key principle (vi) of PPS22 is that small scale projects can provide a limited but valuable contribution to the overall output of renewable energy, and so assist in meeting energy needs both locally and nationally. Thus, projects should not be rejected simply because their output would be small.

6.70 Fears have been expressed that the proposal may have an adverse impact on the tourist potential of the area and lead to the devaluation of property. As previously indicated, the planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. Paragraph 29 of "The Planning System: General Principles" explains that the basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. The Case Officer is not aware of evidence indicating a general correlation showing that wind farms lead to demonstrable harm on tourism.

6.71 When considering the impact of construction traffic on the local highways no objections have been raised from the Department of Transport/Highways Agency.

6.72 Account has also been made of the volume of representation. This matter is addressed in paragraph 27 of "The Planning System: General Principles" which explains that local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission. The determining

considerations are the merits or otherwise of the proposal.

Conclusion

- 6.73 The proposal is in accordance with the overall objectives of Government energy policy. This is in the context where Cumbria has a target of providing 210 MW by 2010 rising to 247.5 MW by 2015 with actual provision standing at 143 MW. The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels. Key principle (iv) of PPS22 requires that the wider environmental benefits of proposals be given significant weight.
- 6.74 The application site falls within Landscape Character Sub Type 5b i.e. Lowland - Low Farmland. Under the Cumbria Wind Energy Supplementary Planning Document this landscape is acknowledged as having a capacity to accommodate schemes of 3-5 turbines, or exceptionally 6-9 turbines. It is considered that the proposal would not cause unacceptable harm to the landscape character, the proposed turbines would be noticeable but their presence would not be dominating or overbearing. Subject to conditions, there would be no unacceptable impact on the living conditions of local residents through noise and disturbance, or shadow flicker. It is also considered that an objection on the grounds of conflict with Carlisle Airport safeguarding criteria cannot be sustained.
- 6.75 Conversely, the MoD has confirmed that the proposed turbines will interfere with the operational functionality of the Eskdalemuir Seismological Recording Station that ensures the UK complies with the Comprehensive Nuclear Test Ban Treaty. Key principle 1 of PPS22 states that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. As it stands, the proposal has not achieved that because the impact on the effective operational use of the Eskdalemuir Station cannot be deemed to have been “addressed satisfactorily”. It is considered that this negative aspect of the proposal outweighs the benefit it would bring.
- 6.76 While conditions could address many of the matters raised like noise, shadow flicker, design, contamination etc, the absence of any proposed solution (based on verified technical data and the applicant’s control of an existing wind farm within the safeguarding area) means that they cannot address the impact on Eskdalemuir Station.
- 6.77 The report will be updated with specific regard to the remaining issues concerning ecology and conservation, and any further comments received from the MoD and English Heritage.

7. Planning History

- 7.1 In 2006 and 2008, under application numbers 06/0635 and 08/0830, temporary planning permission was given for a 70m high anemometry mast for measuring wind speed and direction.
- 7.2 In 2010, application 09/1079, temporary permission was given for three years for a 16m high wind monitoring mast.

8. Recommendation: Refuse Permission

- 1. **Reason:** The Eskdalemuir monitoring site is part of the seismic network of the International Monitoring System established to help verify compliance with the nuclear arms Comprehensive Test Ban Treaty. In order to ensure compliance with the Treaty, which also requires that Parties not interfere with the verification system, a noise budget has been allocated by the Ministry of Defence within a safeguarding area around Eskdalemuir. At present this budget has been reached and the proposed turbines will generate additional seismic noise that will compromise the capability of the UK to detect distant nuclear tests and breach the agreement under the Comprehensive Test Ban Treaty.
-

Title: Halburn Farm (HALLB-802)

Site Location Plan

Drawn MM Checked MO Date Mar 2011

Scale 15,000 @ A3

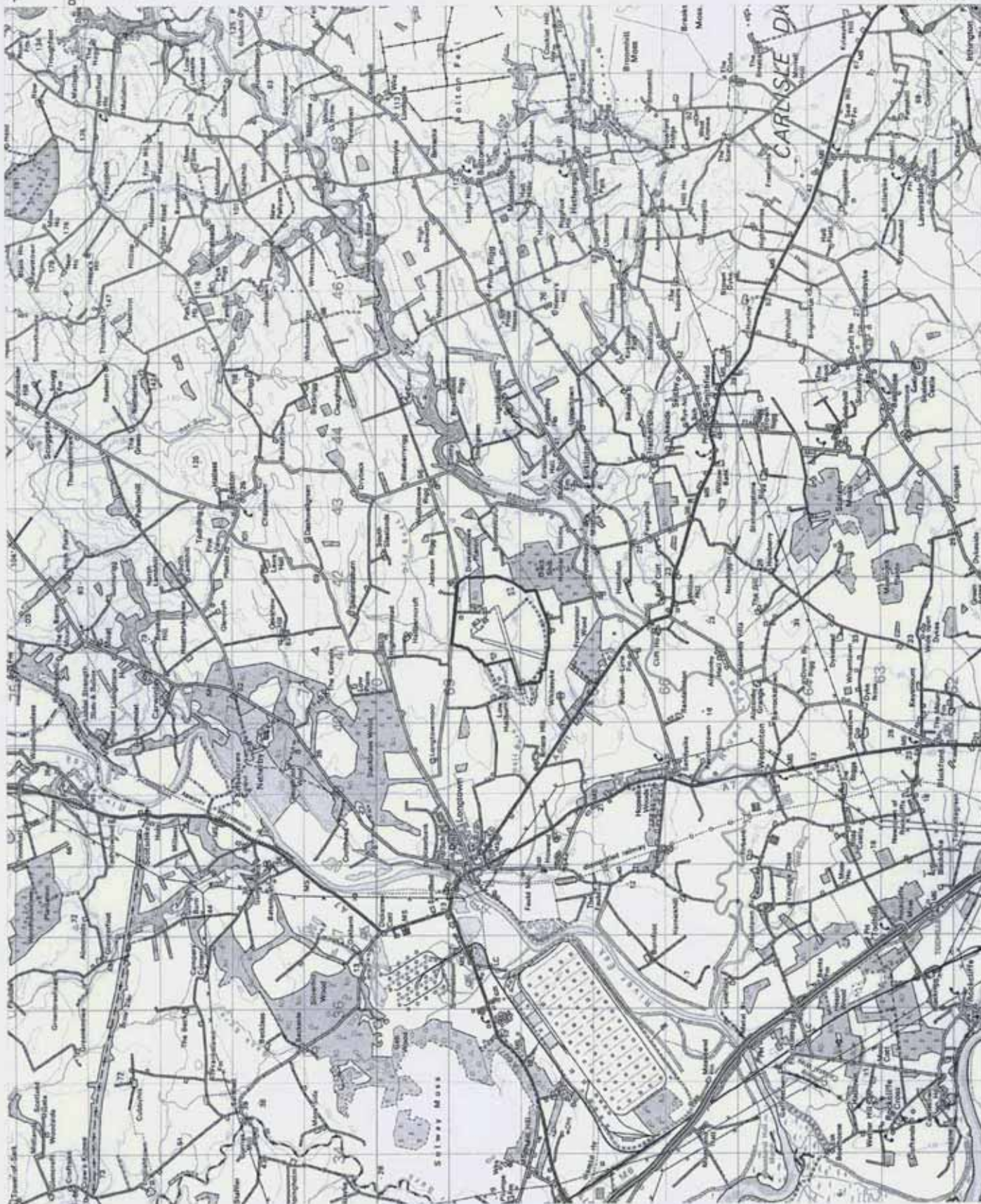
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— Site Location

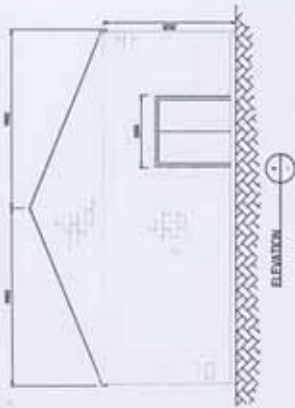
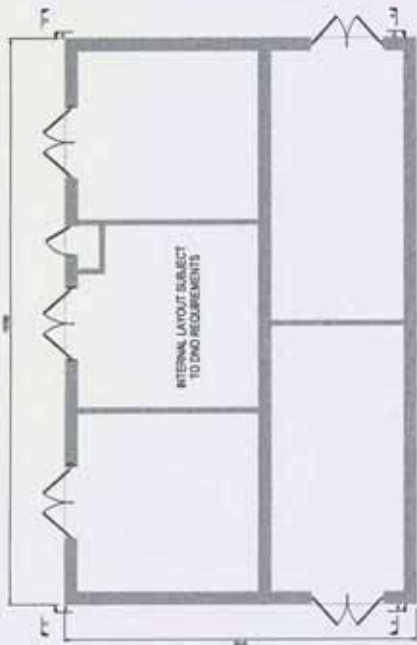
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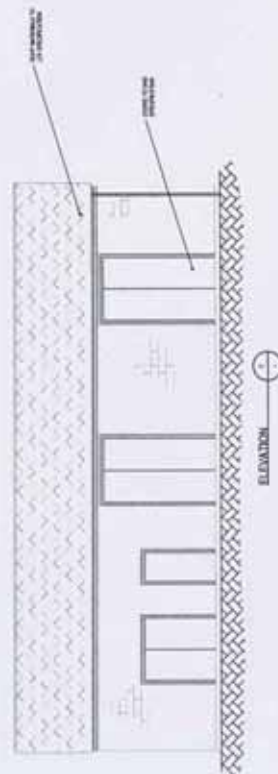
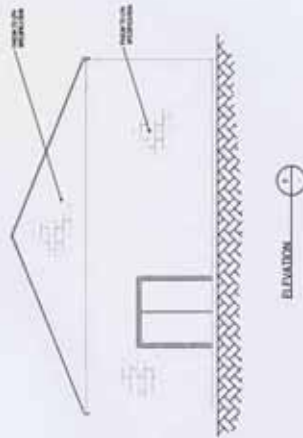
REG Windpower
The Coach House, Kelston Park, BA1 9AE
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W: www.regwindpower.co.uk







GROUND LEVEL



		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		HALLBURN WINDFARM				Project No. 1 Hallburn Windfarm Hallburn, WV 26044 Date: 12/15/2011 Page: 01	
Project Name: Hallburn Windfarm Project Location: Hallburn, WV Project Owner: Hallburn Windfarm Project Manager: [Name] Project Engineer: [Name]		Project No. 1 Hallburn Windfarm Hallburn, WV 26044 Date: 12/15/2011 Page: 01		Project Name: Hallburn Windfarm Project Location: Hallburn, WV Project Owner: Hallburn Windfarm Project Manager: [Name] Project Engineer: [Name]		Project No. 1 Hallburn Windfarm Hallburn, WV 26044 Date: 12/15/2011 Page: 01		Project Name: Hallburn Windfarm Project Location: Hallburn, WV Project Owner: Hallburn Windfarm Project Manager: [Name] Project Engineer: [Name]	

SCHEDULE A: Applications with Recommendation

10/1025

Item No: 02

Date of Committee: 19/08/2011

Appn Ref No:
10/1025

Applicant:
Banks Renewables
(Mossgrove Windfarm) LTD

Parish:

Date of Receipt:
24/11/2010

Agent:
Mr M. Simpson

Ward:
Lyne

Location:

Land to the North of Woodside, Roadhead, Carlisle,
CA6 6PG

Proposal: Temporary Installation For 3 Years Of A Wind Monitoring Mast 80m High

REPORT

Case Officer: Angus Hutchinson

1. Recommendation

- 1.1 It is recommended that this application be refused planning permission.

2. Main Issues

- 2.1 Character and appearance of the landscape
- 2.2 Flight safety and operations at RAF Spadeadam
- 2.3 Ecology (with specific regard to black grouse and hen harriers)
- 2.4 Benefits of proposal

3. Application Details

The Site

- 3.1 Woodside is a relatively isolated farmstead located to the east of a dwelling known as The Manse and west of Holmehead farm. To the north of The Manse there is also Greensyke Cottage. The land rises from the south to the north but set within the backdrop of Hollin Cleugh coniferous forestry plantation, and Kershope Forest.
- 3.2 The application site is part of a field of rough pasture served by drainage ditches that lies to the immediate south of the Hollin Cleugh plantation. A public footpath (number 104006) leading to Craigs is to the north-west of the site. The site is approximately 6.5 km to the north-west of RAF Spadeadam

and 4 km to the south of the Langholm-Newcastleton Hills SPA.

The Proposal

- 3.3 This application seeks temporary permission for three years for the erection of an 80 metre high cable stayed wind monitoring mast on land to the north of Woodside.
- 3.3 The application is accompanied by a Supporting Statement that states, amongst other things, that:
1. Banks Renewables Ltd is looking at the potential for wind farm development at both Black Knors and Stone Chest. Due to their proximity, the proposed wind mast would collect data to inform the site design and turbine selection at both Black Knors and Stone Chest;
 2. This application is independent of any planning application for a wind farm;
 3. Paragraph 32 of technical annex 7 of the Companion Guide to PPS22 "Planning for Renewable Energy" advises that temporary anemometer masts are needed to assess whether a particular site will harness wind power satisfactorily;
 4. The proposed mast is an assembly of bolted galvanised steel tube sections supported and hinged on a steel base plate that rests upon timber boards on the ground, and secured by steel guy wires to five "anchors";
 5. The proposed mast has a diameter of 3-5 inches and have a grey finish;
 6. Access will be made via an existing track;
 7. The UK has signed up to the Climate Change Act 2008, a legal obligation ensuring the nation pursues a low carbon economy. The UK Renewable Energy Strategy 2009 (UKRES) confirms that government's aim is to source 30% of the UK's electricity from renewable sources by 2020. We are currently only creating 5.5% of electricity from renewable sources. The new coalition government submitted in July 2010 a National Renewable Energy Action Plan (NREAP) legally committing the UK to those targets set in the UKRES;
 8. Policy EM17 of the RSS states that at least 15% of electricity in the region should be provided by renewable sources by 2015, and 20% by 2020;
 9. Under the Cumbria Wind Energy SPD (2007) Moss Grove is within a moderate landscape capacity for wind energy development. Policy CP8 of the Local Plan is in support of the principle of renewable energy subject to the satisfaction of a number of criteria;
 10. It is considered that due to the relatively slim design of the structure, there will be little impact in terms of the character of the landscape, and visual intrusion upon either the setting of historic buildings or residential properties.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and by

means of notification letters sent to 43 neighbouring properties. At the time of preparing the report 1 email from Sustainable Brampton and 3 emails from a single resident commenting on the proposal, 35 letters/emails in favour, and 119 letters of objection.

4.2 The letters of objection are summarised as follows:

1. Inadequate road capacity for constructional traffic/maintenance traffic;
2. Impact on the Cheviot Hills, North Pennines AONB, and Hadrian's Wall;
3. Proximity of the mast to residential dwellings;
4. Potential interference on aviation i.e. low flying jets and the risk of collision;
5. Inefficiency of turbines;
6. Impact on the landscape;
7. Negative impact on tourism - money lost from tourist revenue allegedly far more than anything saved by wind energy;
8. Impact on house prices;
9. Impact on wildlife habitats and SSSI - the pylon route to connect to the grid could pass through a SSSI to the south of Blackpool Gate;
10. On the flight path of migrating geese and hen harriers, and could have a detrimental impact on wildlife (such as raptors and red squirrel);
10. Visually intrusive;
11. Noise pollution;
12. Industrial development in a rural area;
13. Create a precedent leading to future applications being approved for wind turbines;
14. Flicker effect;
15. Should invest in more practical renewable energy sources;
16. The impact of 3 large wind farms on the landscape;
17. Safety concerns i.e. broken blades, ice block flung in winter etc;
18. Electromagnetic interference;
19. No financial advantage for the community;

20. Highly detrimental to human health;
21. Proposal is at odds with DEFRA regulations and standards for land to be maintained in good agricultural and environmental condition;
22. Natural England is currently negotiating to enlarge the SSSI area;
23. The route of high voltage pylons will affect more people and will have a detrimental impact on the countryside;
24. Agreeing to this proposal means three new power stations and 24 miles of 100ft pylons;
25. The submitted plans fall short of national and local requirements in terms of scale and submitted detail, the drawings do not identify a public highway connection with a red line, revising the site boundary may have fee implications, the elevational plans are indicative only, no information on site levels, no details on fixing arrangements, the photo-montage does not relate to the site, the submitted D&A Statement is considered to be inadequate, not clear whether aircraft warning lights are to be installed, argue that any wind farm related development that falls within the selection criteria of Schedule 3 of the Regulations needs to be considered for EIA, and no consideration of heritage assets.

4.3 The letter of comment is summarised as follows:

1. Can all data gathered by the monitoring masts be made available to local community based groups such as Sustainable Brampton?;
2. The combined schemes (including transmission lines) should be considered by the Infrastructure Planning Commission

4.4 The correspondence in support is summarised as follows:

1. In favour of wind farms and don't think people should protest against progress - need for eco-friendly electricity;
2. As a society it is imperative that we find alternative energy sources;
3. No reasons to object - not all people think that the view would be spoilt, and the mast will not interfere with the local landscape any more than existing pylons, telegraph poles;

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): no objection to this application in principal but need confirmation from the applicant that their construction traffic will be able to access the site form the surrounding highway network. There is a

concern that abnormal loads would not be able to access the site , due to the rural winding nature of the roads. This Authority is not in a position to be supportive of this application until this additional information has been received and would recommend refusal.

Bewcastle Parish Council: the community is deeply divided over this application for a temporary installation for 3 years of a wind monitoring mast 80 m high. The Parish Council propose to hold a referendum in the near future to gauge the feelings of Bewcastle regarding windfarms. Meanwhile we have encouraged any member of the community who wishes to either support or object to this application to write to the City Council.

Carlisle Airport: comments awaited.

Ministry of Defence/Defence Estates: the proposed wind monitoring mast is within the Spadeadam Danger Area in an Area of Intense Air Activity where aircraft routinely practice low flying and evasion techniques from a ground based threat system. A physical obstruction at this location will have a detrimental impact on flight safety and operations conducted within the Spadeadam range.

The Ministry of Defence objects to this application as it will introduce a flight safety hazard.

National Air Traffic Services: no safeguarding objections to the proposal.

Eskdalemuir Seismic Recording Station: comments awaited.

Royal Society for the Protection of Birds: this application is located in an area which supports black grouse and hen harrier, two Annex 1 species which are highly sensitive to windfarm developments. The direct habitat loss elements of the proposal and the disturbance displacement effects need to be assessed. The links with Newcastleton Special Protection Area (SPA) need to be investigated for hen harrier. Markers for gully lines are essential to minimise collision risk.

Nicholforest Parish Council: do not believe that this windfarm is viable without subsidy, therefore it becomes a way for the landowner to receive money from the public purse for a project which is not viable therefore the whole scheme is inequitable; and the monitoring mast is a pre-cursor to the main turbines planned also for Stonechest, Nicholforest. The Parish Council has made a decision to object to these planning applications on the grounds that although they are not in their parish at the moment, the monitoring mast (in combination with that the subject of application 10/1023) is a forerunner to wind farms of upto 40 turbines (of up to 125 m high), across three sites: Mossgrove, Black Knors and Stonechest in Nicholforest. It is considered that this application will, therefore, eventually affect their area.

The Parish Council's objections are on the basis of a survey they have conducted involving all residents of Nicholforest, with reference to the proposed Wind Farm at Stonechest and the feedback received. For a number of valid reasons there was an overwhelming majority against the proposed Wind Farm Application.

As a quick summary, objections include, the residents living conditions and entire

environment will be irreversibly affected by the environmental, economic and social impact of the wind turbines, both above and below ground (where thousands of tons of reinforced concrete is likely to have a huge impact on the eco system). A report of the feedback to the survey can be produced should it be necessary. On the basis of this they would like to register their formal objection to this planning application.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 As a result of the recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan unless and until the Localism Bill is enacted. Given the stage of the Localism Bill (and the lack of certainty as to what its ultimate content will be) it is inappropriate to give weight to the government's intention to revoke the RSS; and this is in accord with the Court of Appeal's judgment in June 2011. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the "saved policies" of the Cumbria and Lake District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016.
- 6.3 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 10% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2010 (rising to at least 15% by 2015 and at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.4 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity.
- 6.5 In terms of the LP policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policies CP2, LE2 and LE3 seek to ensure that development conserves and enhances the biodiversity value of areas. Policy CP8 deals with renewable energy and is permissive subject to a number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be

sensitively incorporated into the surrounding landscape and respect the local landscape character.

- 6.6 According to Map 8 (Landscape Capacity Assessment) of the Cumbria Wind Energy Supplementary Planning Document (July 2007) the site lies in Area 9: Intermediate Moorland Plateau that has moderate/high landscape capacity i.e. up to a large group, exceptionally up to a medium wind farm on high moorland could be accommodated. A large group is defined as 6-9 turbines; a medium wind farm is 16-25 turbines.
- 6.7 A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.
- 6.8 Other material considerations include PPS1 "Delivering Sustainable Development" and PPS1 Supplement "Planning and Climate Change"; PPS7 "Sustainable Development in Rural Areas"; PPS9 "Biodiversity and Geological Conservation"; and PPS22 "Renewable Energy" inclusive of "Planning for Renewable Energy – A Companion Guide to PPS22; Circular 8/93 "Costs in Planning and Other Proceedings"; Circular 11/95 "The Use of Conditions in Planning Permissions"; and Circular 1/2003 "Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas".
- 6.9 PPS22 indicates that renewable energy developments should be capable of being accommodated throughout England although the potential impact of renewable energy projects close to nationally designated areas (such as National Parks and Areas of Outstanding Natural Beauty) is a material consideration. ETSU-R-97 is to be used when assessing the impact of noise on nearby residents. PPS7 states that countryside policies should provide for the sensitive exploitation of renewable energy. PPS9 sets out the key principles relating to development and nature conservation. Planning decisions should aim to maintain, enhance, restore or add to biodiversity.
- 6.10 The Climate Change Supplement to PPS1 refers to the urgent need for action on climate change and encourages local authorities to tackle the causes and impacts of climate change through policies to promote, rather than restrict, the development of renewable energy sources such as wind power.
- 6.11 The 2007 European Union Common Energy Policy includes a binding target of 20% of overall energy to be produced from renewable by 2020 and a 20-30% reduction in greenhouse gases. The Climate Change Act 2008 set a legally binding target to reduce greenhouse gas emissions by at least 80% by 2050 and reductions in CO2 emissions of some 26% by 2020 against a 1990 base. In 2009, EU Directive 2009/28/EC set out a requirement of 20% of overall energy and 35% of electricity to be produced from renewable. This directive sets out the contribution from each member state with the UK set to produce 15% of all energy from renewable sources by 2020. The 2009 Renewable Energy Strategy highlights a need to radically increase our use renewable electricity and notes that the 15% binding target requires a

seven fold increase in the share of renewable in less than a decade.

- 6.12 Members of Parliament have recently approved the Government's final set of National Policy Statements on energy. The NPs reiterate the key role of renewable electricity production has in meeting the 15% target by 2020. Of all the renewable energy sources, onshore wind is recognised as the most well established and most economically viable source of renewable electricity available for future large scale deployment in the UK.
- 6.13 Circular 1/2003 gives advice to local planning authorities in England and Wales on the safeguarding of aerodromes etc based on the use of safeguarding maps issued to local authorities by either the Civil Aviation Authority or the Secretary of State for Defence. Within safeguarded areas control over development is intended to prevent, amongst other things, buildings, structures, erections or works that could infringe protected surfaces, obscure runway approach lights or have the potential to impair the performance of aerodrome navigation aids, radio aids or telecommunication systems. On the subject of wind turbines paragraph 15 of Annexe 2 explains that wind turbines, in addition to presenting a physical obstacle to air navigation, can also affect signals radiated from and received by aeromautical systems. The rotating blades create electromagnetic disturbance which can degrade the performance of any aeronautical systems and cause incorrect information to be received. The amount of interference depending on the number of wind turbines, on a turbine's size, construction materials, location, and the shape of the blades. Paragraph 19 also highlights that it is good practice for applicants to initiate technical consultations before submitting planning applications. This advice is reiterated in "Wind Energy and Aviation Interests - Interim Guidelines" (2002) by the Department of Trade and Industry.
- 6.14 In such a context it is considered that the main issues are whether any harm the wind monitoring mast might have on the character and appearance of the landscape, flight safety and operations at RAF Spadeadam, and ecology (with specific regard to black grouse and hen harriers) is outweighed by any benefits it might bring.
- 6.15 When looking at the impact on the character and visual appearance of the landscape it is recognised that one of the key principles of PPS7 is to protect the countryside for the sake of its intrinsic character and beauty. The proposed mast is a relatively tall, man made intrusion (inclusive of any warning light) that cannot be deemed protective of the intrinsic character and beauty of the countryside so affected. However, there are a number of factors that serve to mitigate that harm. Firstly, the nature of the topography allows long distance views and a prominent skyline. The landscape has a sense of scale and it is not particularly intimate. Secondly, the slender nature of its design combined with the colour will provide a recessive quality enabling a degree of assimilation into the landscape. Given the temporary period and limited harm, it is considered that the proposal complies with JSP Policy 44 and LP Policy CP8 in terms of its landscape impact.
- 6.16 Members will be aware that RAF Spadeadam is the only facility in Europe

that allows aircrews of the RAF, British Army, Royal Navy and NATO to undertake electronic warfare training. The Ministry of Defence has confirmed that the proposed anemometer at 80m above ground level will render an area of the RAF Spadeadam range unusable for the manoeuvres required. The mast falls within the 15.2m height consultation zone as shown on the current published safeguarding plan and, as explained by the MoD, is also in an Area of Intense Air Activity where aircraft routinely practice evasion techniques to provide an adequate level of air support to ground based personnel. The applicant indicated in January of this year that they would seek to address the problems raised by the MoD. In the intervening period no further word or evidence on this matter has been submitted for consideration. In June the Safeguarding Officer of the MoD confirmed that he had not been approached by the applicant.

- 6.17 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that local planning authorities 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, &c.) Regulations 1994 (as amended), and 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. In this case, the proposal relates to a mast supported and hinged on a steel base plate resting upon timber boards on the ground not within any wooded area. It is usually anticipated in such cases that there would not be a significant effect and, as a consequence, that there would be no harm to the favourable conservation of any protected species or their habitats. At the time of preparing the report further clarification has been sought from the RSPB on this matter.

- 6.18 The acknowledged benefits of the proposal accrue from its purpose to gather information to potentially facilitate two renewable energy schemes.

Other matters

- 6.19 It is evident that the majority of comments have been made in anticipation of a subsequent proposal for a wind turbine cluster. However, Members will appreciate that in the case of Newlands Farm, Cumwhinton the appeal Inspector did not accept that such an approach was reasonable.
- 6.20 It has been suggested that the proposal would have a negative impact on tourism although no evidence has been presented to back up these assertions. Concerns have been raised over house prices but it is a longstanding principle that the planning system does not exist to protect the private interests of one individual against another.
- 6.21 It is appreciated that the Highway Authority has objected to the proposal but, based on the proposed mast being constructed from sections, it is not considered that this would present any safety difficulties beyond that usually

associated with any construction traffic.

Conclusion

- 6.22 Paragraph 9 of Annex 3 of Circular 8/93 "Costs in Planning and Other Proceedings" highlights that planning authorities are expected to thoroughly consider relevant advice from a statutory consultee. Nevertheless, it is always the authority's sole responsibility to ensure that, if they adopt such advice, their decision is based on a complete understanding of the consultee's advice. In addition, paragraph 11 of Annex 3 of Circular 8/93 advises that planning authorities will be expected to show that they have considered the possibility of imposing relevant planning conditions on a grant of permission which would allow development to proceed. In this instance the MoD has confirmed that the proposal will have a detrimental impact on flight safety and operations conducted within the range at RAF Spadeadam. The range being of significant importance in the training of military pilots. The applicant has neither presented any counter arguments (in the form any technical information or risk assessment) nor proposed the instigation of any mitigation measures that could inform the imposition of any relevant condition. On this basis it is considered sensible to adopt a precautionary approach. In the absence of clear evidence to the contrary, it is considered that the wind monitoring mast would materially increase the level of risk, which would undermine the operational efficiency and safety of RAF Spadeadam. It is considered that the harm the wind mast would cause to flight safety and operations at RAF Spadeadam is not outweighed by the benefit it would give in assessing the suitability of the site for two renewable energy schemes.

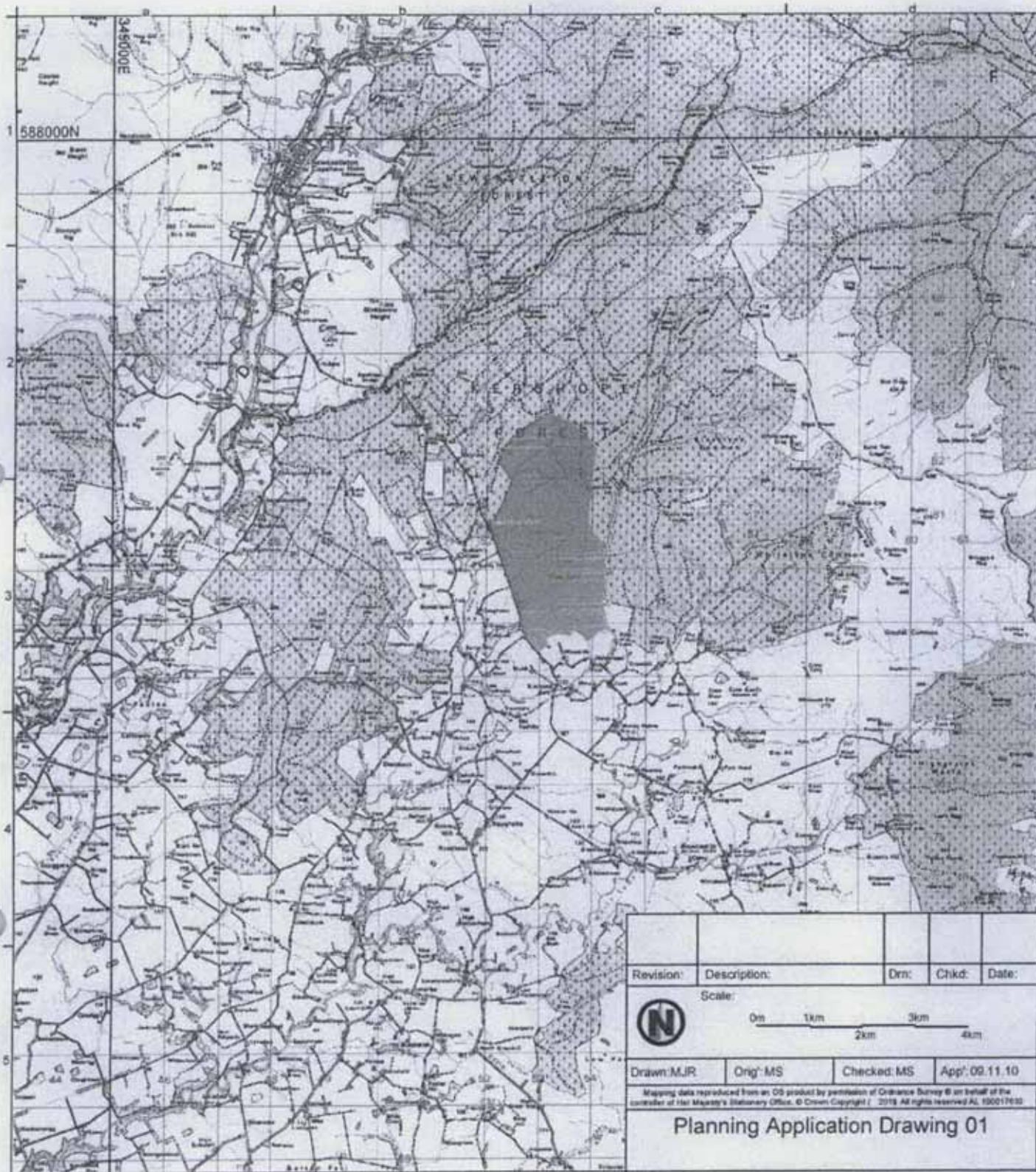
7. Planning History

- 7.1 The available records indicate that the site has not previously been the subject of an application for planning permission.

8. Recommendation: Refuse Permission

1. **Reason:** The site is approximately 6.5 km to the north-west of RAF Spadeadam and the proposal falls within the statutory safeguarding height zone as shown on the current published safeguarding plan. RAF Spadeadam being the only facility in Europe that allows aircrews of the RAF, British Army, Royal Navy and NATO to undertake electronic warfare training. The Ministry of Defence has confirmed that the proposed monitoring mast will be a physical obstruction that, at this location, will have a detrimental impact on flight safety and operations conducted within the range at RAF Spadeadam. The applicant has neither presented any counter arguments (in the form any technical information or risk assessment) nor proposed the instigation of any mitigation measures. On this basis it is considered sensible to adopt a precautionary

approach. In the absence of clear evidence to the contrary, it is considered that the wind monitoring mast would materially increase the level of risk, which would undermine the operational efficiency and safety of RAF Spadeadam. It is considered that the harm the wind mast would cause to flight safety and operations at RAF Spadeadam is not outweighed by the benefit it would give in assessing the suitability of the site for two renewable energy schemes.

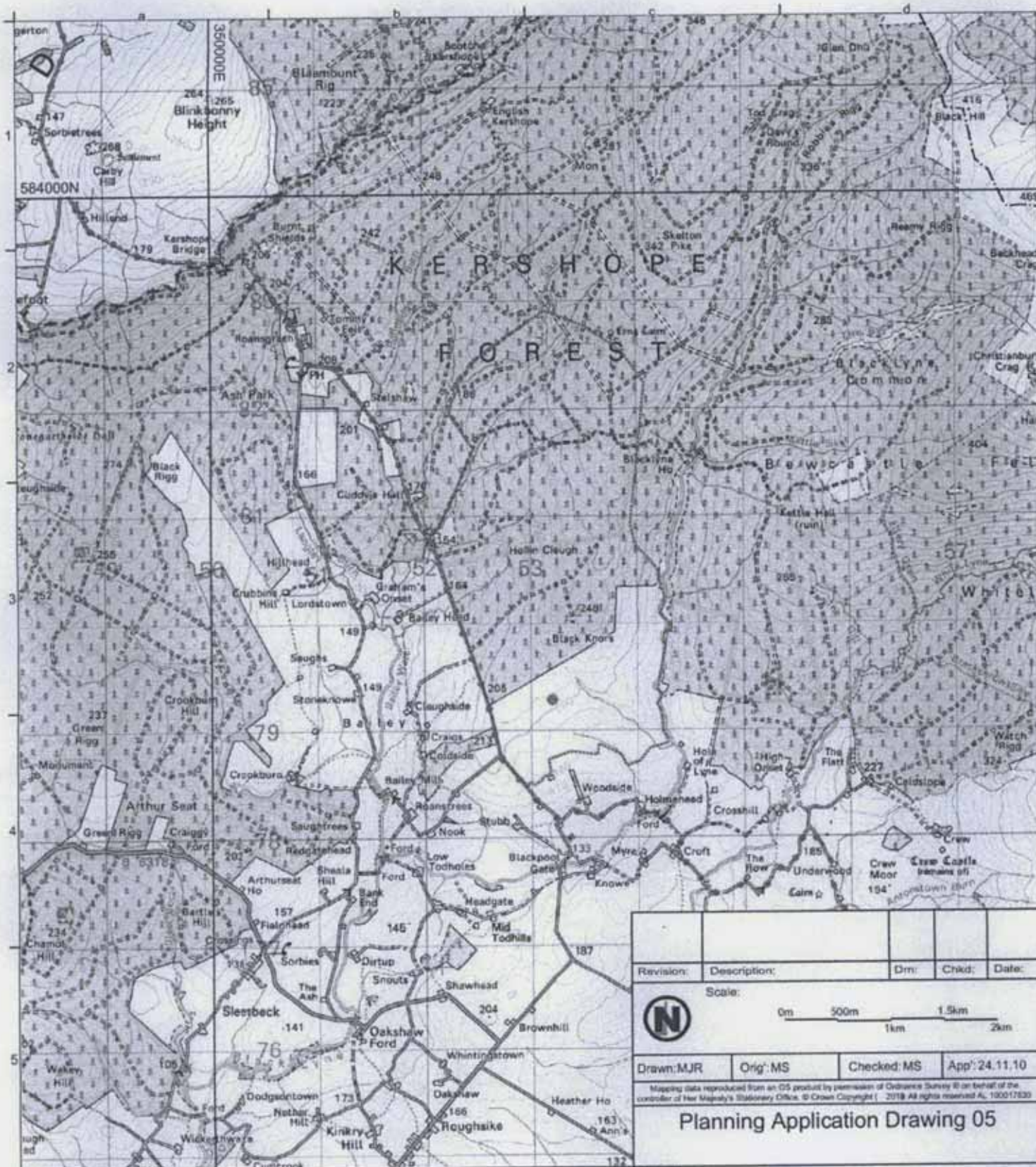



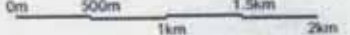
Key



Site location

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Planning Application Drawing 01				
Project: Black Knors				
Title: Site Location				
Scale: 1:10000@A4	Ref: HJB / 733 / PA01	Sheet: 1 / 1		
BANKS Renewables development with care <small>3 Lindrick Way, Barbonrough Links, Chesterfield, Derbyshire. S43 4XE. T: 01246 571500 F: 01246 571555 W: www.banksgroup.co.uk</small>				



Revision:	Description:	Drm:	Chkd:	Date:
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Planning Application Drawing 05

Project:	Black Knors
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Title:	1:50000 Site Location Plan
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Scale:	1:50000@A4	Ref:	HJB / 733 / PA05	Sheet:	1 / 1
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BANKS Renewables
development with care
3 Lindrick Way, Barborough Links, Chesterfield, Derbyshire, S43 4XE
T: 01246 571500 F: 01246 571555 W: www.banksrenewables.co.uk

Key

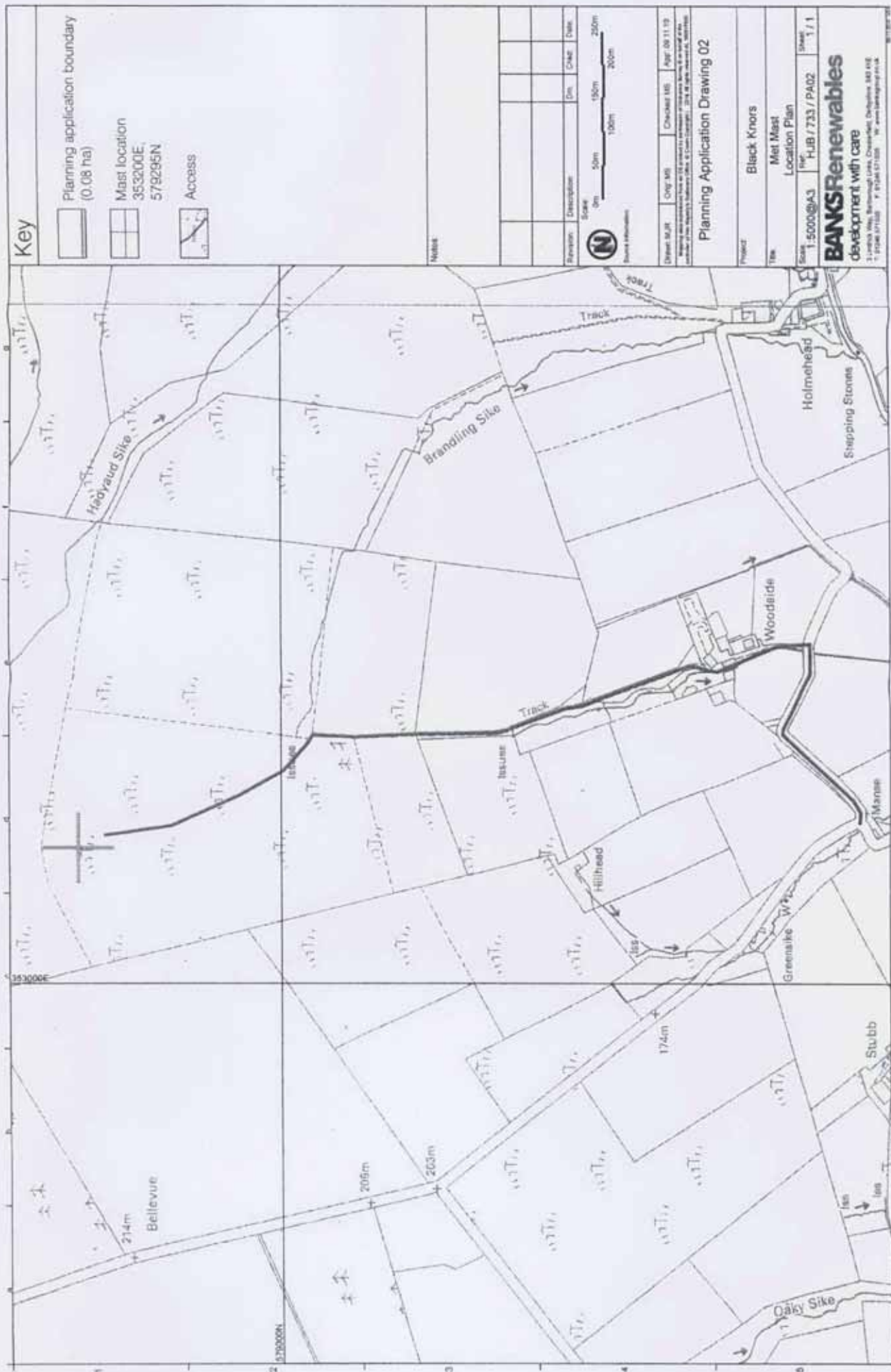


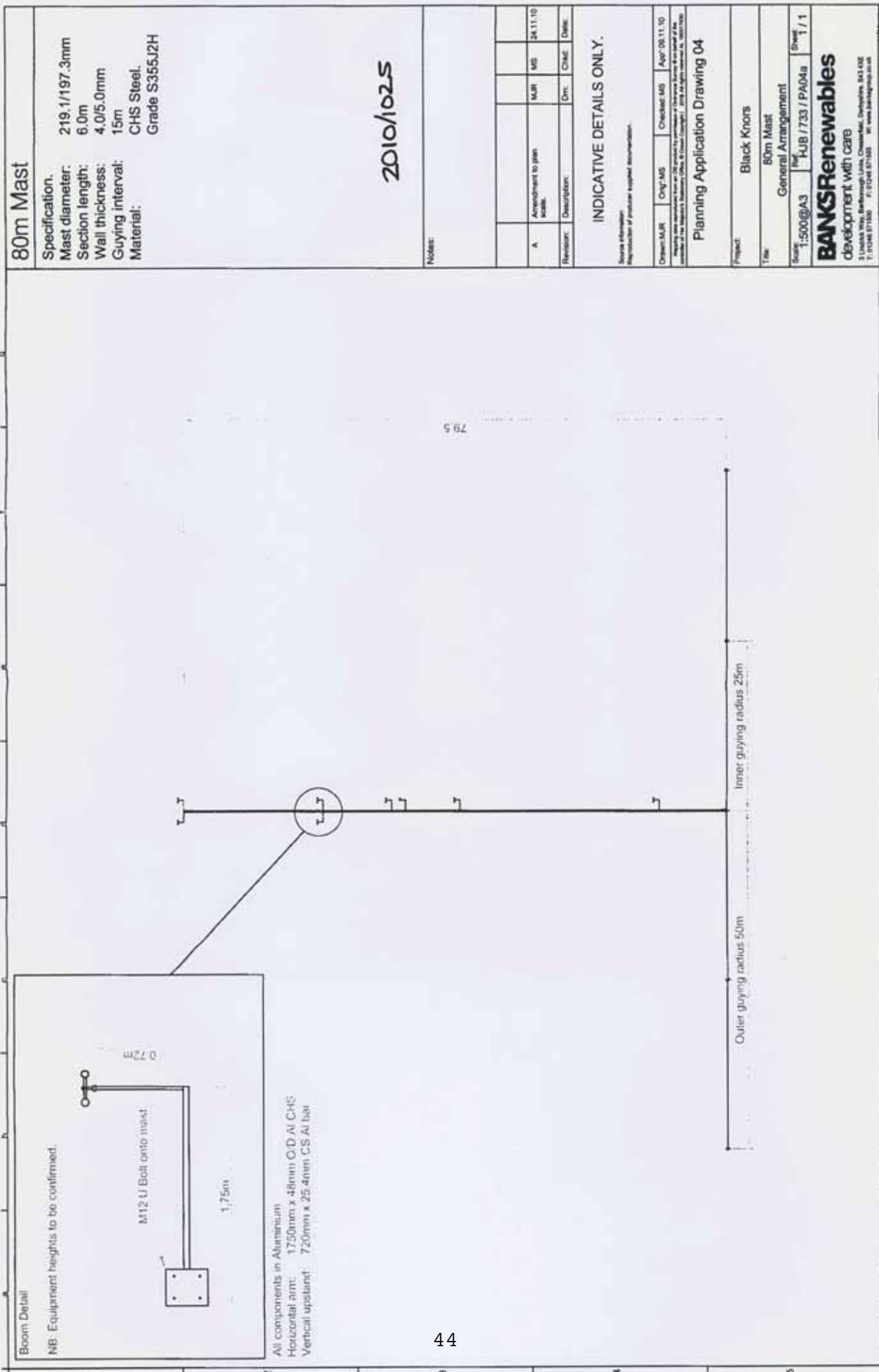
Site location



Mast location

2010/1025







Revision:		Description:		Dm:	Chkd:	Date:
Drawn: MJR Orig: MS Checked: MS App: 09.11.10 <small>Mapping data reproduced from an OS product by permission of Ordnance Survey © on behalf of the controller of Her Majesty's Stationary Office. © Crown Copyright (2010 All rights reserved AL 100017630</small>						
Planning Application Drawing 03						
Project: Black Knors						
Title: Indicative Example of Wind Monitoring Mast						
Scale: NTS@A4		Ref: HJB / 733 / PA03			Sheet: 1 / 1	
BANKS Renewables development with care <small>3 Lindrick Way, Barlborough Links, Chesterfield, Derbyshire S43 4XE T: 01246 571500 F: 01246 571555 W: www.banksgroup.co.uk</small>						

Key

SCHEDULE A: Applications with Recommendation

11/0506

Item No: 03

Date of Committee: 19/08/2011

Appn Ref No:
11/0506

Applicant:
University of Cumbria

Parish:
Carlisle

Date of Receipt:
30/06/2011

Agent:
Swarbrick Associates

Ward:
Stanwix Urban

Location:

University of Cumbria, Brampton Road, Carlisle,
CA3 9AY

Proposal: Retention Of 2No. Existing Temporary Classrooms, Provision Of 6No. Additional Classrooms And Provision Of Cycle Store Together With Change Of Use Of Lawn To Front Of Main Building To Form Additional 19No. Car Parking Spaces

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Impact On The Stanwix Conservation Area
- 2.2 Impact On The Listed Building
- 2.3 Impact On The Hadrian's Wall World Heritage Site
- 2.4 Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.5 Parking & Highway Issues
- 2.6 Impact On Trees

3. Application Details

The Site

- 3.1 The application site forms part of the Brampton Road Campus of the University of Cumbria and is located to the front of the main building and the halls of residence. The site currently includes car parking areas, a large grass area that incorporates a number of trees, which is separated from the car parking area by a grass bund and two temporary classrooms.

- 3.2 The site lies within the Stanwix Conservation Area and the Hadrian's Wall World Heritage Site Buffer Zone, with part of the site falling within the Hadrian's Wall World Heritage Site. The whole of the site is designated as a Scheduled Ancient Monument, so Scheduled Monument Consent would also be required for the proposals that form part of this application. A number of trees that are the subject of Tree Preservation Orders run along the north-eastern boundary of the site and a Listed Building adjoins the application site.

Background

- 3.3 In June 2006, planning permission was granted for the installation of temporary (portacabin) classrooms on parking area south of halls of residence (06/0169).

The Proposal

- 3.4 This application is seeking planning permission for the retention of two existing temporary classrooms, the provision of an additional six temporary classrooms, the provision of a cycle store and the creation of an additional 19 car parking spaces in part of the lawn to the front of the main building.
- 3.5 The two existing portacabins are located to the front of the halls of residence and are sited on part of the former builder's compound, which was in use when the halls of residence were built and which is now used for car parking. The existing portacabins have a floor area of 15.6m by 9.1m and a height of 3.5m. The new portacabins would be sited on part of the gravel car park and on part of the grass area that lies adjacent. Four of the new portacabins would be sited in a row, which would be attached to the existing portacabins, and would run along the north-east boundary of the site. These would have a floor area of 31.4m by 9.1m. The two additional portacabins would adjoin the end of the row of four portacabins and would directly face the two existing portacabins, so that they form a u-shape. They would have a floor area of 15.6m by 9.1m. All of the new portacabins would measure 3.5m in height and would be painted cream to match the existing portacabin. The portacabins are needed to meet the universities current curricular requirements and accommodate additional space for the existing dance studio, which is located in the existing portacabins.
- 3.6 An access ramp would be provided to the front of the buildings, with some steps also being provided. The existing earth bund would be relocated to the south-east of the portacabins and this would be landscaped in order to reduce the visual impact of the classrooms when viewed from Brampton Road. The existing car parking spaces in this area would be re-configured so that there would only be a loss of two car parking spaces.
- 3.7 The secure cycle store would be sited in the grass area to the front of the main campus building and adjacent to an existing roadway. It would measure 6.2m by 6.2m and would have a maximum height of 2.4m. It would be a sectional structure which would be constructed of polyester powder

coated rectangular steel tube with clear perspex covering. The structure would be bolted to a concrete base. Twenty-eights spaces would be provided under lockable screen doors.

- 3.8 The proposal also includes the creation of an additional twenty-one car parking spaces, which would be sited on part of the grass area to the front of the main campus building and adjacent to some existing car parking spaces. A number of mature trees are located in this area. This land is at a lower level than the adjacent car park and would be built up with self draining block pavements.
- 3.9 The University has recently introduced a 'uni-hopper' bus service, which allows students to purchase a weekly ticket for £5 and this allows them to travel on any Reays bus, within the city and the surrounding area.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to five neighbouring properties. Three letters of objection have been received which make the following points:
- the university is asking for an unnecessary expansion based on unproven need of places for students;
 - the proposal is contrary to Policy DP8 of the adopted Local Plan;
 - more students will exacerbate the problems caused locally by their presence;
 - the University has caused major parking and road safety issues in the past year, due to their failure to consider the impact of their decision to charge for parking on the Brampton Road Campus. They showed total disregard for the impact on neighbouring properties and road users in the area, failing to inform or discuss their actions prior to implementation with anyone outside the University;
 - as part of the Planning Application and Approval in 1998 some of the major conditions stated by the Council to be met were the provision of increased car parking, improved cycle storage and motorcycle parking spaces. In recent meetings with senior University management they have admitted that their predecessor organisation (Cumbria Art College) failed to provide the required facilities and that they further exacerbated the parking issues by introducing charges;
 - there is no proven 'track-record' of the University honouring its undertakings relative to previous Planning Applications hence we and our neighbours feel that the City Council need to take steps to ensure that The University meet all current and future undertakings and obligations relative to any Planning Applications which are to be granted;

- in this application the University is making a number of proposals to address the on-street parking issues and the related safety problems, however, none of these proposals have been implemented to-date. So far the University have only recently started informing and involving the local residents and other affected bodies relative to their future proposals and are still looking into several issues raised relative to both their Planning Application and the related undertakings given;

- the change of use of the lawn to car park is unnecessary: it will affect the environment and the habitat of attendant wildlife and it will be an eyesore and will affect the green space and trees;

- there is no need for the creation of additional parking at this site - this will encourage more car use. The Council and the university should be encouraging alternative modes of transport, particularly public transport, which serves the site;

- the increased traffic will impact on the safety of young children and their families who take their children to Stanwix school between Brampton Road and Tarraby Lane entrances;

- a number of issues need to be resolved before the application is approved. These include details of the proposed surface water drainage; the number of cycle spaces proposed needs to be correctly stated and that number needs to be examined as regards its adequacy; what is the method of construction for the new car park; there are no details of how the parking spaces on the gravel parking area near the portacabins will be marked out to ensure that the 39 spaces are used in an orderly manner; there is a 'proposal' to abolish parking charges for students - the application should make clear that charges are being abolished irrespective of the outcome of this application. Re-introducing the charges should not be an option, unless alternative plans are put in-place to avoid on street parking around the University area; it is unclear how staff numbers have changed; there are no details for the size of the relocated earth embankment nor as regards the trees and shrubs to be planted on it, in order to provide an acceptable screen between the Brampton Road and the portacabins; 2 trees will be removed and these are included in the Tree Preservation Order of 1985 - they appear to be of sufficient size that 'replacing them' with similar trees on the earth embankment, as implied in the Design Statement, does not appear feasible relative to the resulting root system.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections, subject to conditions;

English Heritage - North West Region: - the proposed developments could be constructed in principle without adverse impact on the WHO. There are a number of issues which need to be resolved prior to the determination of the application. Requested additional information on: details of the foundations of the classrooms and cycle store; confirmation no below-ground services are required; the bund should be reduced in size; details of the landscaping;

details of the method of construction and materials of the car park.
Hadrians Wall Heritage Limited: - comments awaited;
Forestry Commission: - comments awaited;
Planning - Access Officer: - comments awaited.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies DP8, LC11, LE5, LE7, LE10, LE12, LE19, CP3 and CP5 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Impact Of The Proposals On The Stanwix Conservation Area

6.2 The new portacabins would be sited on part of an existing gravel car park, which lies in front of the halls of residence. They would have a maximum height of 3.5m and would be painted a cream colour. They would be sited 110m back from Brampton Road and would be partly screened by the existing trees along the Brampton Road frontage and along the north-east boundary of the site. The proposal involves the relocation of a grass bund to the south-east of the portacabins and this would provide landscaping, which would be secured by condition. The cycle store would be small in scale and would be sited immediately to the front of the main campus building. The new parking area would be sited adjacent to the existing car park that lies in front of the main campus building. It would be largely screened by existing trees. In light of the above, the proposals would not have an adverse impact of the Stanwix Conservation Area.

2. Impact On The Listed Building

6.3 The front section of the building that lies between the main campus building and the halls of residence is listed. The area immediately to the front of this building would remain as a gravel car park. The portacabins would be located a minimum of 20m away from the listed building and would be separated from it by car parking spaces. The cycle store and additional car parking spaces would be screened from the listed building by the main campus building and the existing trees. The proposal would not, therefore, have an adverse impact on the listed building.

3. Impact On The Hadrian's Wall World Heritage Site

6.4 English Heritage has raised no objections in principle to the proposals but has requested that a number of issues are addressed prior to the determination of the application. It has requested further information on the form and depth of the foundations for the portacabins; confirmation that no below ground services would be required for the portacabins; consideration should be given to reducing the length of the bund; further information should be provided on the construction of the bund and on the proposed landscaping to be planted on the bund; further information should be provided on the foundations/

ground disturbance associated with the cycle store; and further information should be provided on the construction detail of the car park.

- 6.5 It is anticipated that all of these issues should be resolved by the submission of further details by the applicant. Additional conditions might be required to ensure that the proposals are implemented in accordance with these details.

4. Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.6 The portacabins would be sited over 140m away from the dwellings on Brampton Road, which would directly face the application site and over 80m away from the rear elevation of the nearest property on Vallum Close. Existing and proposed landscaping would help to screen the buildings from these properties. The cycle store and extended car park would be sited well within the site, in close proximity to the main campus building. In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

5. Parking & Highway Issues

- 6.7 Whilst the proposal is adding additional accommodation which has the potential to increase student numbers, a cycle store for 28 bikes and an additional 19 car parking spaces would be provided on site. The university has recently introduced a 'uni-hopper' bus service, which allows students to purchase a weekly ticket for £5 and this allows them to travel on any Reays bus within the city and surrounding area.
- 6.8 In recent years there has been a problem with students parking vehicles in the roads around the site although there were a number of empty spaces within car parks within the campus. This was because the university were charging students for permits to park within the site. The university has confirmed that it will no longer be charging students to park on site and this issue will be addressed through a revised Travel Plan, which will be submitted as part of this application. County Highways is also looking at introducing parking restrictions in Tarraby Lane to help resolve the parking problems in this area.
- 6.9 In light of the above, County Highways has confirmed that it has no objections to the proposals subject to conditions that require the construction of the car park and cycle store and the submission of a revised Travel Plan.

6. Impact On Trees

- 6.10 The Council's Tree Officer has requested that a tree survey is submitted to assess how the proposals would impact on existing trees, some of which are the subject of Tree Preservation Orders and all of which lie within the Stanwix Conservation Area. Providing that the proposal does not adversely affect any existing trees, which are worthy of retention (by the use of 'no dig' construction techniques in root protection areas) the Tree Officer has no objections to the proposals, subject to the imposition of suitable conditions.

Conclusion

- 6.11 Providing that the issues raised by English Heritage and the Council's Tree Officer are satisfactorily addressed, the proposals would not have adverse impact on: the Stanwix Conservation Area; the adjacent Listed Building; the Hadrian's Wall World Heritage Site; the living conditions of the occupiers of any neighbouring properties; or on trees. Highway matters have been satisfactorily addressed. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

7. Planning History

- 7.1 There is an extensive planning history relating to the use of the site as a college/ university.
- 7.2 In June 2006, planning permission was granted for the installation of temporary (portacabin) classrooms on parking area south of halls of residence (06/0169).

8. Recommendation: 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 approved documents for this Planning Permission comprise:
1. the submitted planning application form, received 30 June 2011;
 2. Design & Access Statement, received 30 June 2011;
 3. Pre-development Arboricultural Report, received 5 August 2011;
 4. Location Plan, received 30 June 2011 (Drawing No. 1451.p.01a);
 5. Block Plan, received 15 June 2011 (Drawing No. 1451.p.02);
 6. Existing Site Plan, received 5 August 2011 (Drawing No. 1451.p.03a);
 7. Proposed Block Plan, received 5 August 2011 (Drawing No. 1451.p.04f);
 8. Existing Car Park, received 7 July 2011 (Drawing No. 1451.b.05);
 9. Proposed Site Plan, received 5 August 2011 (Drawing No. 1451.p.05d);

10. Plans & Elevations, received 21 June 2011 (Drawing No. 1451.p.06b);
11. Plans & Elevations, received 15 June 2011 (Drawing No. HD/CRS/05/C);
12. Proposed Cycle Store, received 5 August 2011 (Drawing No. 1451.p.07a);
13. Proposed Site Plan - Car Parking, received 5 August 2011 (Drawing No. 1451.p.08a);
14. Existing Site Plan - Parking & Cycle, received 5 August 2011 (Drawing No. 1451.p.09);
15. the Notice of Decision; and
16. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The portacabins hereby approved shall be removed from the site not later than five years of the first installation of the portacabins (installation date to be notified in writing to the Local Planning Authority one month prior) unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

Reason: The site is in/ adjacent to the Hadrian's Wall World Heritage Site. The development is of a temporary nature and any longer period would be inappropriate in association with Policies LE5, LE7 and CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of a landscaping scheme, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved in accordance with the programme to be agreed in writing by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

5. For the duration of the development works existing trees to be retained shall be protected by a suitable barrier erected and maintained at a distance from the trunk or hedge to be agreed in writing with the Local Planning Authority. The Authority shall be notified at least seven days before work starts on site so that barrier positions 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 during development works, in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

6. Prior to the commencement of the development hereby approved a Method Statement detailing the materials and means of construction for the no dig portion of the new car park shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed and be completed in accordance with the approved Method Statement.

Reason: To protect trees and hedges during development works, in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

7. Within 3 months of the commencement of development, the developer shall prepare and submit to the Local Planning Authority for their approval in writing a Travel Plan which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the developer within 6 months of the development (or any part thereof) opening for business.

Reason: To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies WS1 and LD4 and Structure Plan Policy T31.

8. Within 3 months of the portacabins hereby approved being brought into use, the new car parking area shall be constructed in accordance with the approved plans. Any such parking provision shall be retained and be capable of use and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8 and Structure Plan Policy T32.

9. Prior to the portacabins hereby approved being brought into use, the secure cycle store shall be constructed in accordance with the approved plans. The cycle store shall be retained and be capable of use and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8 and Structure Plan Policy T32.

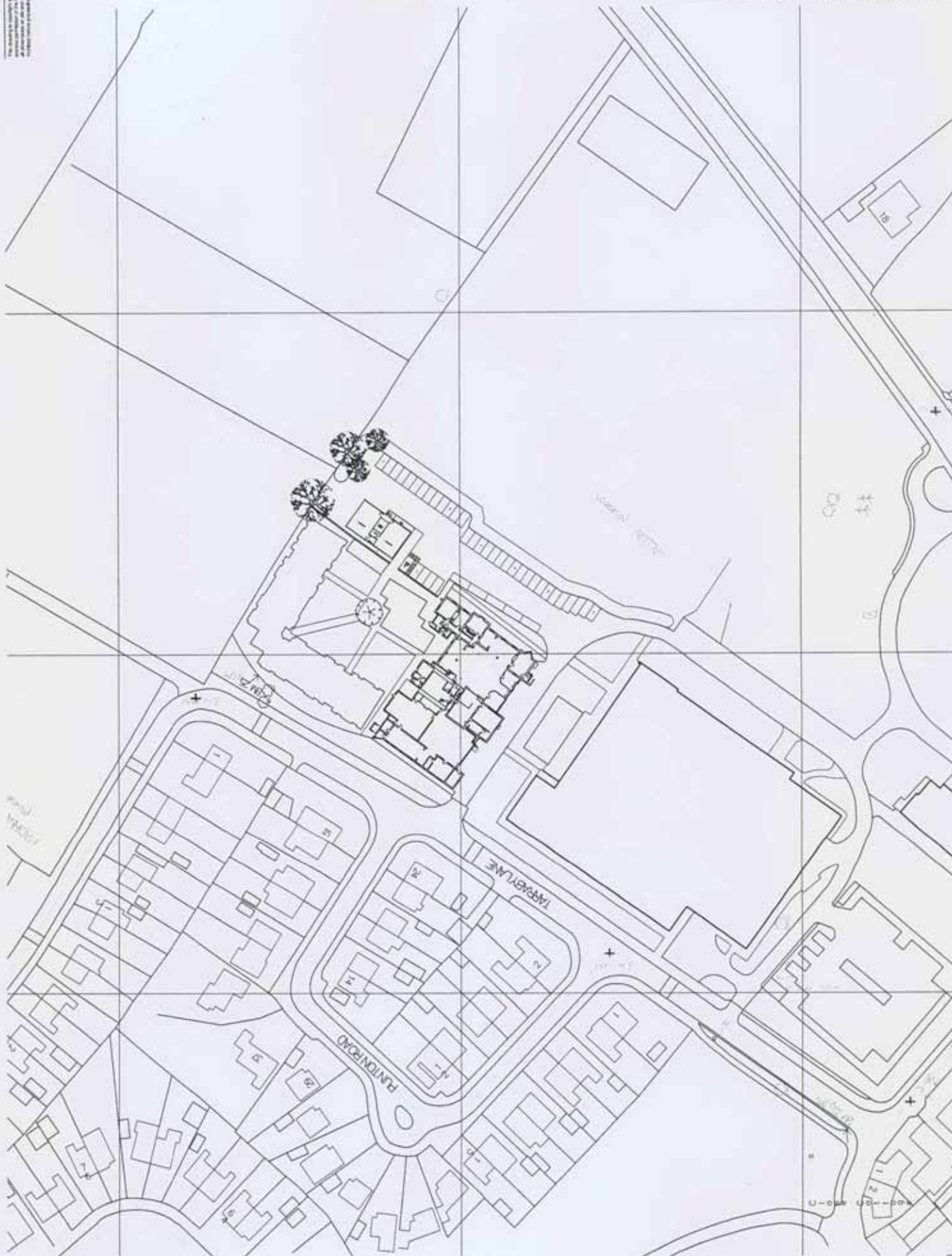
10. An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the development

hereby approved. The archaeological watching brief shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in advance of the commencement of the development. Within 2 months of the completion of the development, 3 copies of the report shall be furnished to the Local Planning Authority.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains, in accordance with Policy LE10 of the Carlisle District Local Plan 2001-2016.



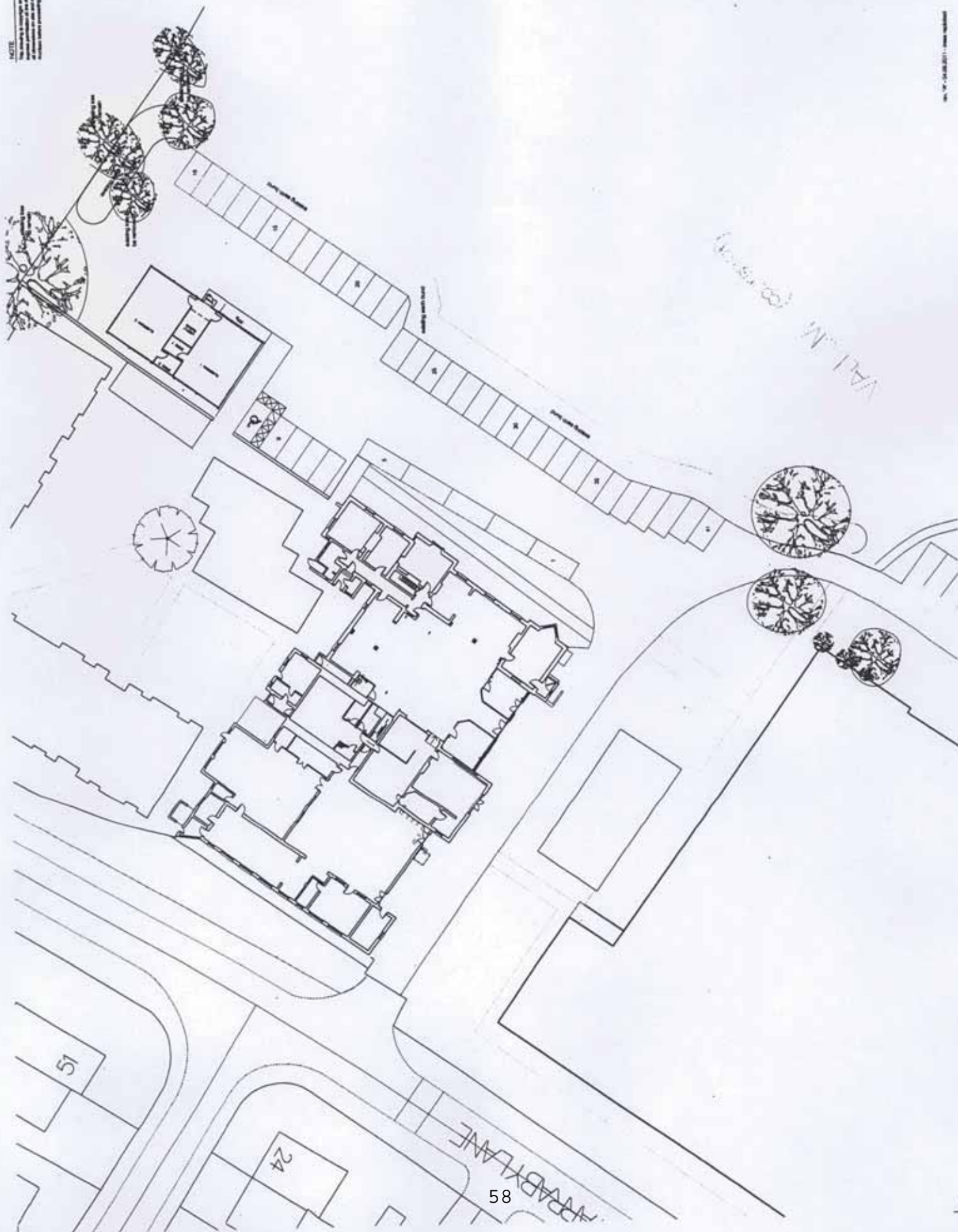
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NOTE
This drawing is a preliminary sketch and is not to be used for construction purposes. It is intended to show the general layout and design of the proposed development. The final design and construction shall be subject to the approval of the relevant authorities.



SWARBICK ASSOCIATES
CHARTERED ARCHITECTS
1451 p.03a





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Abstract

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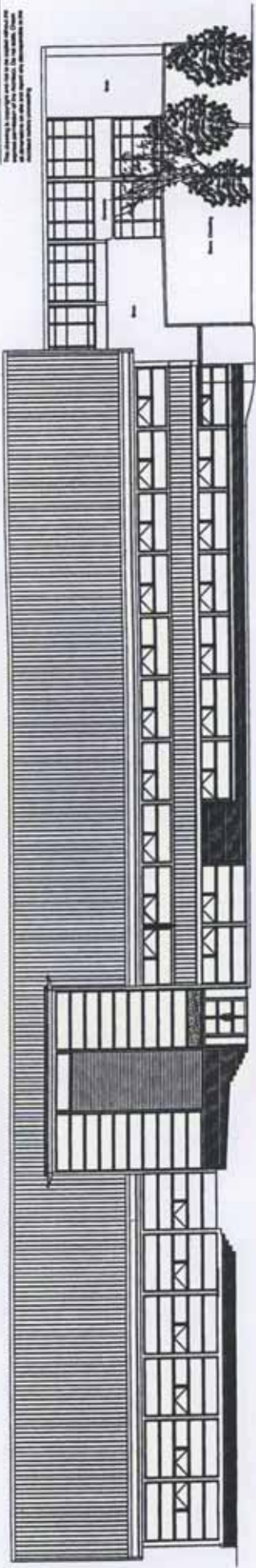
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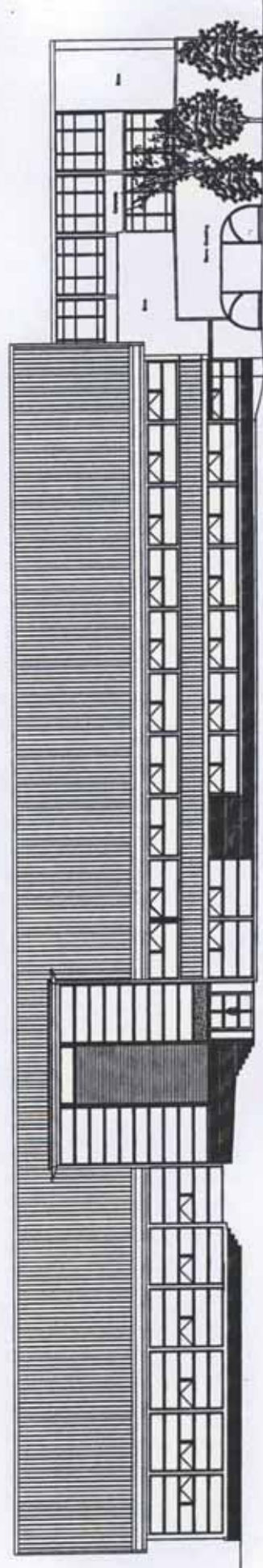
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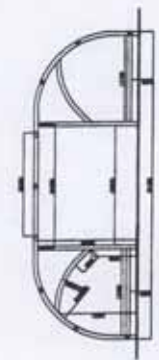
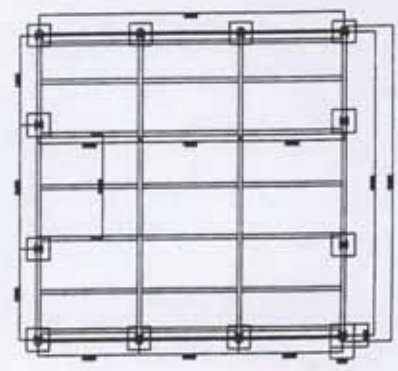
NOTES:
 1. Please refer to drawings and notes to the right of the drawing for all information and details of the building. Do not make changes to the drawing without the approval of the architect.



EXISTING ELEVATION



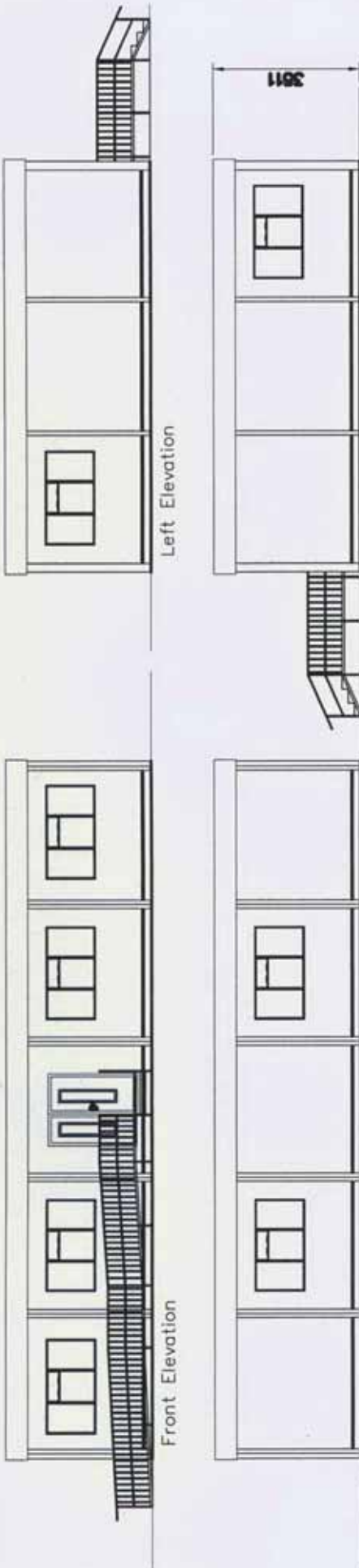
PROPOSED ELEVATION



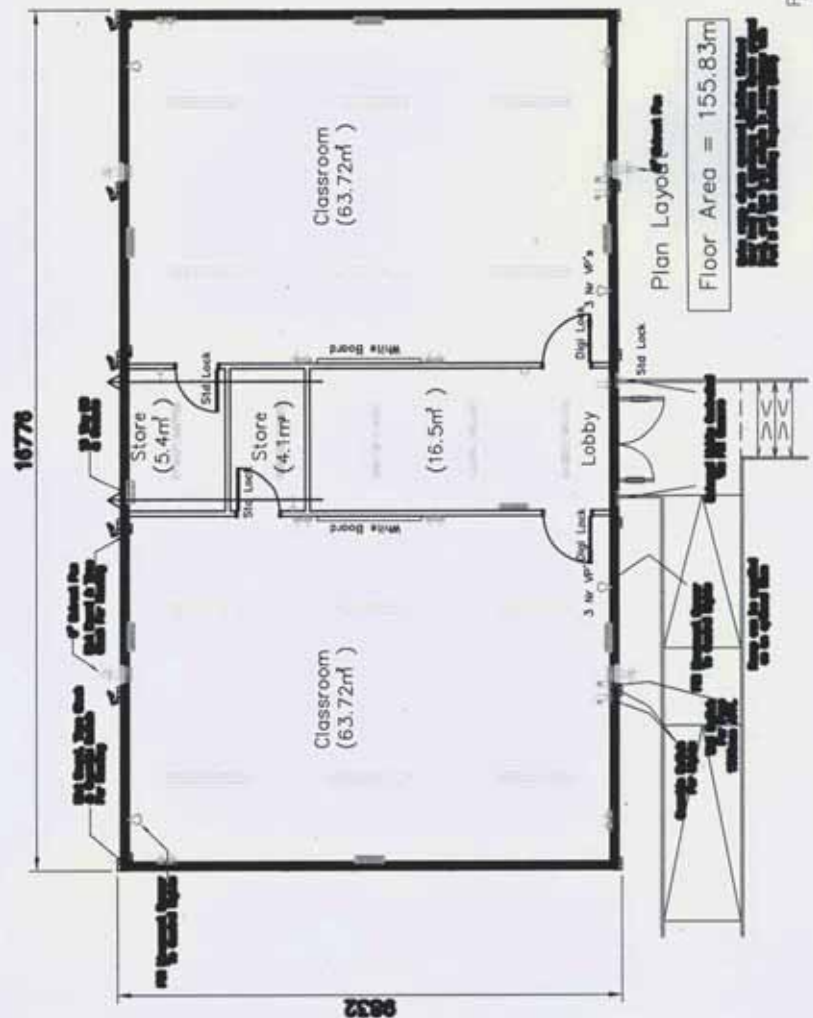
Cycle slots formed in polycarbonate powder coated tubular steel and clear Perspex



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 architects
 CHARTERED ARCHITECTS
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1:100 scale



- Windows - white UPVC double glazed 2250 x 1250. 2 hr side opening and 1 hr top opening. All to be fitted with locks and restrictors.
- Steel External double doors with standard lock, fitted with white UPVC vision panels 2 hr and finger guards.
- 2mm First grey polyfibre vinyl with polyester coating.
- Internal doors to be American White Oak with finger guards. Classroom doors 920mm for disabled access, 3 hr vision panels and keyholes fitted.
- Each classroom to have whiteboards (2000mm x 1200mm).
- Classroom lighting to be operated by PIR detectors, with manual override available. 100W 2 hr external bulkhead lights also PIR controlled.
- 4 hr double sockets to each classroom.
- 1 hr single socket to classroom.
- 2 hr 9" extractor fans in each classroom.
- Curt hooks fitted in classroom.
- All partitioning supplied to be half hour fire resistant.
- Painted skirting board.
- 2hr wall mounted fan assisted heaters to each classroom, with time clock control.

13. The lighting provided is designed to Category 3 level. This ensures a good general level of lighting is available to the teaching area.

14. To ensure minimum running costs lights in the teaching area, controlled by PIR's, will automatically be turned off 30 minutes after the last person has left the room - please note however that the PIR's can be over-riden by a switch on the wall. This switch can be used to be a replacement, eg if the class is watching TV etc.

15. The two extractor fans supplied in each classroom to provide mechanical extract ventilation if required are operated via a wall switch in the classroom.

External Colour Scheme

Walls	- Honesty	nearest BS ref 10C31
All Columns	- Honesty	nearest BS ref 10C31
All Trims	- Honesty	nearest BS ref 10C31
External Skirt	- Honesty	nearest BS ref 10C31
Roof	- White	nearest BS ref 00C55
Windows	- White	nearest BS ref 00C55
Vision Panels	- White	nearest BS ref 00C55
Doors	- Honesty	nearest BS ref 10C31

C 23-03-05 UPDATED REVISIONS A.M.
B 11-01-05 MOVED SOCKETS 500mm FROM CORNERS L.O.
A 10-01-05 DOG LOCK OMITTED TO ENTRANCE DOOR AC

Project Classroom Solutions: 2005

Client	Date	Drawn
Title	23.03.05	A.M./BAC
Plan & Elevations	Scale	
Two Classroom Block 1:100 @ A3		
5 x UK093	Drw No	HD/CRS/05
	Rev	C

Portakabin Ultima

Portakabin Limited Huntingdon York YO32 9PT
Telephone 01904 611655 Fax 01904 611644

SCHEDULE A: Applications with Recommendation

11/0463

Item No: 04

Date of Committee: 19/08/2011

Appn Ref No:
11/0463

Applicant:
Mr D Clark

Parish:
Stanwix Rural

Date of Receipt:
02/06/2011

Agent:
Jock Gordon

Ward:
Stanwix Urban

Location:

28 Whiteclosegate, Carlisle, Cumbria, CA3 0JD

Proposal: Sub-Division Of Existing Detached Dwelling To Form Two Flats

REPORT

Case Officer: Sam Greig

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable;
- 2.2 Whether the layout and appearance of the development is acceptable;
- 2.3 The impact of the proposal on the living conditions of neighbouring residents;
- 2.4 Highway matters; and
- 2.5 Landscaping.

3. Application Details

The Site

- 3.1 This application seeks "Full" planning permission to subdivide No.28 Whiteclosegate to create two flats. The property is situated on the southern side of Brampton Road, at the north eastern fringe of the city. It is surrounded by residential properties on all sides.
- 3.2 No. 28 Whiteclosegate is a detached two storey dwelling, which is finished in wet dash render, with a slate roof. The existing vehicular access is located to the southern side of the property, which has a substantial rear garden that measures 76 metres in length.
- 3.3 The application site is enclosed by a combination of fencing and hedging,

although the south eastern boundary, which crosses the existing garden, is undefined. A number of mature trees are located within the gardens of the neighbouring houses.

Background

- 3.4 In July 2009 the Development Control Committee granted "Outline" planning permission for the erection of a dwelling on the rear garden of the property. In August 2010 the Development Control Committee approved an application to renew that consent. Whilst the permission remains extant it has not yet been implemented.

The Proposal

- 3.5 This application proposes to subdivide the property to create two residential flats; one to the ground floor and one to the first floor, both of which would have two bedrooms. In order to accommodate the development the flat roof entrance porch and bay window are to be removed. Other than this change, there are no other notable external alterations to the property, although a window in the first floor side elevation, which overlooks the front garden of No.26 Whiteclosegate, is to be blocked up.
- 3.6 It is proposed that the ground floor flat (Flat 1) would be accessed from the front elevation, with a new access formed and parking/turning provision made available for two vehicles within the front garden. The flat would have access to a garden at the rear of the property that measures approximately 45 sqm in area. The garden is detached from the flat itself and would be accessed via the northern side of the property.
- 3.7 The first floor flat (Flat 2) would be accessed from the rear elevation, via its proposed garden area which is located directly behind the property. A detached double garage would be provided to serve this flat which would be located to the rear of the existing dwelling. Pedestrian and vehicular access to the garage and Flat 2 would be via the southern gable of the property. This access lane would also serve the proposed dwelling that is to be sited in the rear garden of No. 28 Whiteclosegate.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to seven neighbouring properties. In response one letter has been received that questions whether the appearance of the front parking area will be in keeping with the surrounding properties.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): no objections subject to the imposition of four planning conditions;

United Utilities: no objections;

Stanwix Rural Parish Council: considered the development to result in an over intensification of the site when this proposal is considered alongside application 09/0349, which granted “Outline” planning permission for the erection of a dwelling in rear garden of the property.

The entrance/exit to and from the property is very narrow, with limited visibility to the east, due to the bend and gradient of the B6264, at a point where many vehicles are still reducing their speeds (often from in excess 60 mph). Vehicles are frequently parked to the east and west of the existing entrance/exit to 28 Whiteclosegate further impeding sightlines;

English Heritage - North West Region: no objections;

Cumbria County Council - (Archaeological Services): no comments;

Northern Gas Networks: no objections;

Local Environment - Drainage Engineer: no response received; and

Hadrians Wall Heritage Limited: no response received.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H2, H9, H12, CP5, CP12, CP17, LE7 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
 - 1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.3 The application site, which lies within the urban area of Carlisle, is designated as a “Primary Residential Area” in the adopted Carlisle District Local Plan. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H2 and other relevant Local Plan policies.
 - 2. Whether The Layout And Appearance Of The Development Is Acceptable.
- 6.4 The proposal involves limited alterations to the appearance of the house, other than the removal of the entrance porch to the front elevation which will improve the appearance of the building. Both flats would have parking provision for two vehicles (Flat 1 would also have a double garage), with adequate garden space, drying areas and storage provision for recycling/refuse bins.

6.5 A local resident has queried whether the alterations to the front of the property, which involve the creation of an access and parking area to serve Flat 1, will be in keeping with the character of the area. Other than the removal of the entrance porch, the changes to the front of the property are no different to those that were agreed as part of the “Outline” application to erect a dwelling in the rear garden of the property. As part of that application the applicant was required to demonstrate that adequate parking and turning provision for No.28 Whiteclosegate itself could be achieved as the existing access was to be used to serve the proposed dwelling. Given that the changes hereby proposed a broadly that same as previously approved, the principle of these alterations has already been accepted by the Council.

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

6.6 The proposal involves the conversion of the existing building without significant alterations. Consequently, the change of use of the dwelling itself to form two units will not detract from the living conditions of the neighbouring residents through loss of light, loss of privacy or overlooking.

6.7 The development includes the erection of a detached double garden towards the rear of the application site; however, the garage is offset from the boundary that the site shares with No.30 Whiteclosegate and positioned sufficient distance from that property not to adversely affect the living conditions of the present or future occupiers.

6.8 The key issue for Members to consider in terms of the impact upon neighbouring residents relates to the use of the access lane between No.28 Whiteclosegate and No.26, which is located immediately to the south. Whilst the development does not constitute “Backland Development”, the supporting text to Policy H9 provides guidance on that type of development which is of relevance to this proposal. The supporting text of Policy H9 states that “tandem development”, which involves one dwelling being erected directly behind the other, is generally unsatisfactory because of the impact upon the dwelling located at the front, as a result of disturbance and loss of privacy.

6.9 The same principle is of relevance in respect of this proposal as the pedestrian and vehicular access to serve Flat 1, which is accessed from the rear, is between No.26 and 28 Whiteclosegate. As such, there is potential for the occupiers of the No.26 Whiteclosegate and the first floor flat (Flat 2) to be affected as a result of disturbance and loss of privacy. In assessing the impact upon the occupiers of these units Members should take into account that neither property has any windows located in the side elevation of either property which would face on to the proposed access road.

6.10 In addition to the absence of windows facing onto the access road there is an attached single garage to the side of No.26 Whiteclosegate that would abut the access road. This would act as a buffer for this property to mitigate any noise generated by vehicles using the access road, although given the nature of this road it is unlikely that vehicles will be travelling at speed and, therefore, noise levels are likely to be low. Members will also be aware that

Whiteclosegate is the main route into the city from the north east and, therefore, there will generally be a certain level of background noise generated by vehicles using this route.

- 6.11 One of the concerns raised by the Parish Council in objecting to the development relates to the over intensification of the site when considered in conjunction with the approved “Outline” scheme to redevelop the rear garden to provide a single dwelling. The development, if approved, will result in there being three residential units on the site when previously there was one; however, aside from the siting of a dwelling in the rear garden, which has already been accepted in principle, the additional units will be created through the conversion of the existing dwelling as opposed to the erection of new buildings.
- 6.12 The Parish Council’s concerns have to be considered against whether the use of the site to provide three residential units creates any adverse impacts. In the absence of any clear evidence of any demonstrable harm upon the living conditions of the surrounding residents or the amenity of the area it is the Officer’s view that the Parish Council’s concerns the regarding the over intensification would not justify refusing the application in this instance.

4. Highway Matters

- 6.13 The Parish Council has expressed concern regarding the access arrangements and the speed at which vehicles travel along this stretch of road. Whilst their concerns are noted, the Highway Authority has raised no objections to the access arrangements to serve either Flat 1 or 2.
- 6.14 These access arrangements are almost identical to those approved under the “Outline” scheme that was previously considered by the Development Control Committee. The only notable change relates to the intensification of the use of the access to the rear of the site, which would be used by the occupiers of Flat 1 as well as the dwelling approved under the “Outline” consent. Given that the Highway Authority has not raised any concerns regarding the increased use of this access road it is the Officer’s view that the application could not be refused on this basis.

5. Landscaping.

- 6.15 The Council’s Landscape Architect highlighted that the access road and rear parking area are situated within the root protection area of adjacent trees and, therefore, any work required to form these aspects of the proposal would need to be created by a “no dig” method and that protective fencing should be erected to safeguard these trees during the construction phase. The provision of these measures could be secured through the imposition of suitably worded planning conditions.

Conclusion

- 6.16 In overall terms, the principle of the proposed development is acceptable. The flats could be accommodated without detriment to the living conditions of the

neighbouring properties through loss of light, loss of privacy or over dominance. Adequate car parking and amenity space could also be provided to serve the units. In all aspects the proposal is compliant with the objectives of the Local Plan and, therefore, it is the Officer's view that the application should be supported.

7. Planning History

- 4.1 In July 2009 "Outline" planning permission was granted for the erection of a dwelling in the rear garden of 28 Whiteclosegate, together with the construction of new access to serve the existing house (Application 09/0349).
- 4.2 In August 2010 a renewal of the above "Outline" planning permission was approved (Application 10/0433).

8. Recommendation: 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 approved documents for this planning consent comprise:

- 1. The Planning Application Form received 2nd June 2011;
- 2. The site location plan received 2nd June 2011 (Drawing No. 1995/1);
- 3. The site plan received 5th July 2011 (Drawing No. 1995/3A);
- 4. The block plan received 2nd June 2011 (Drawing No. 1995/2);
- 5. The existing elevations and floor plans received 2nd June 2011 (Drawing No. 1995/4);
- 6. The proposed elevations and floor plans received 2nd June 2011 (Drawing No. 1995/5);
- 7. The proposed elevations and floor plans of the detached garage received 2nd June 2011 (Drawing No. 1995/6);
- 8. The Notice of Decision; and
- 9. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

- 3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

Reason: To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around the trees to be retained, in accordance with B.S. 5837, at a distance corresponding with the branch spread of the tree or hedge, or half the height of the tree or hedge, whichever is greater, unless otherwise agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. No works shall be carried out within the fenced off area unless a method statement, detailing how those works shall be undertaken, has been submitted to and approved, in writing, by the Local Planning Authority. The protective fencing shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. The access drive and parking area shall be of a “no dig” construction in accordance with details to be submitted to and approved, in writing by the Local Planning Authority. No development shall commence on the dwelling hereby approved until the access and parking area have been constructed in accordance with the approved details.

Reason: To ensure that the root systems of the neighbouring trees are safeguarded in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No services trenches shall be positioned within the root protection area of those trees to be retained, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the root systems of the neighbouring trees are safeguarded in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. No development shall commence until details of the height and materials to be used in the construction of the proposed boundary walls/fences have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. The use of the development shall not be commenced until the access has been formed to give a minimum access lane width of 4.5m (for the shared access) and 4.1m for the access to Flat 1, and that part of the access road extending 5 metres into the site from the existing highway has been constructed in accordance with details submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety and to support Local

Transport Plan Policies LD7 and LD8.

9. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

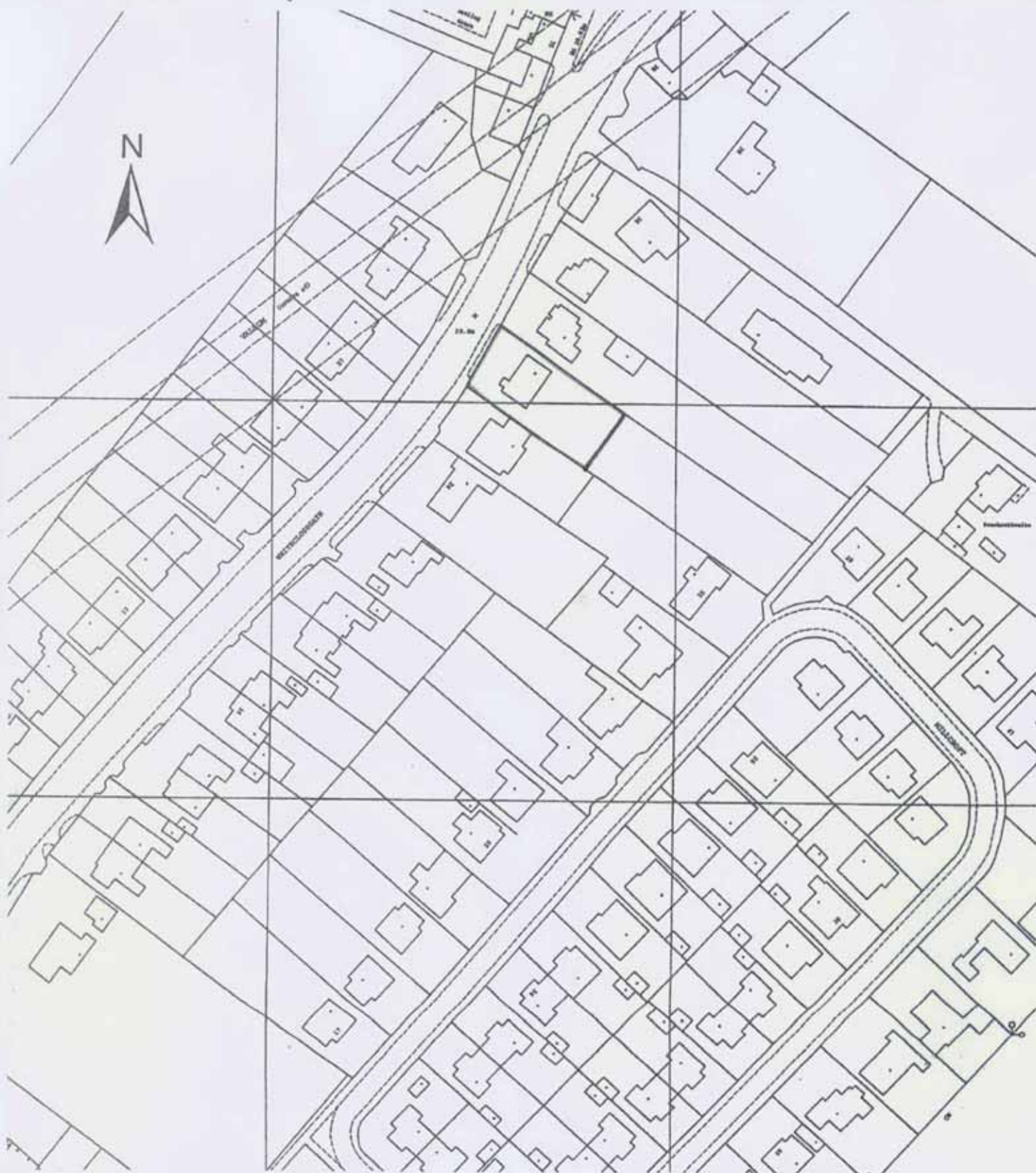
Reason: In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8.

10. The whole of each of the access areas 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 to support Local Transport Plan Policies LD5, LD7 and LD8.

11. The access and parking/turning arrangements shall be substantially met before any building works commences on site so that construction traffic can park and turn clear of the highway. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

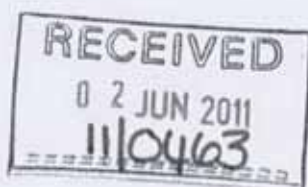
Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies in accordance with Local Transport Plan Policies LD5, LD7 and LD8.



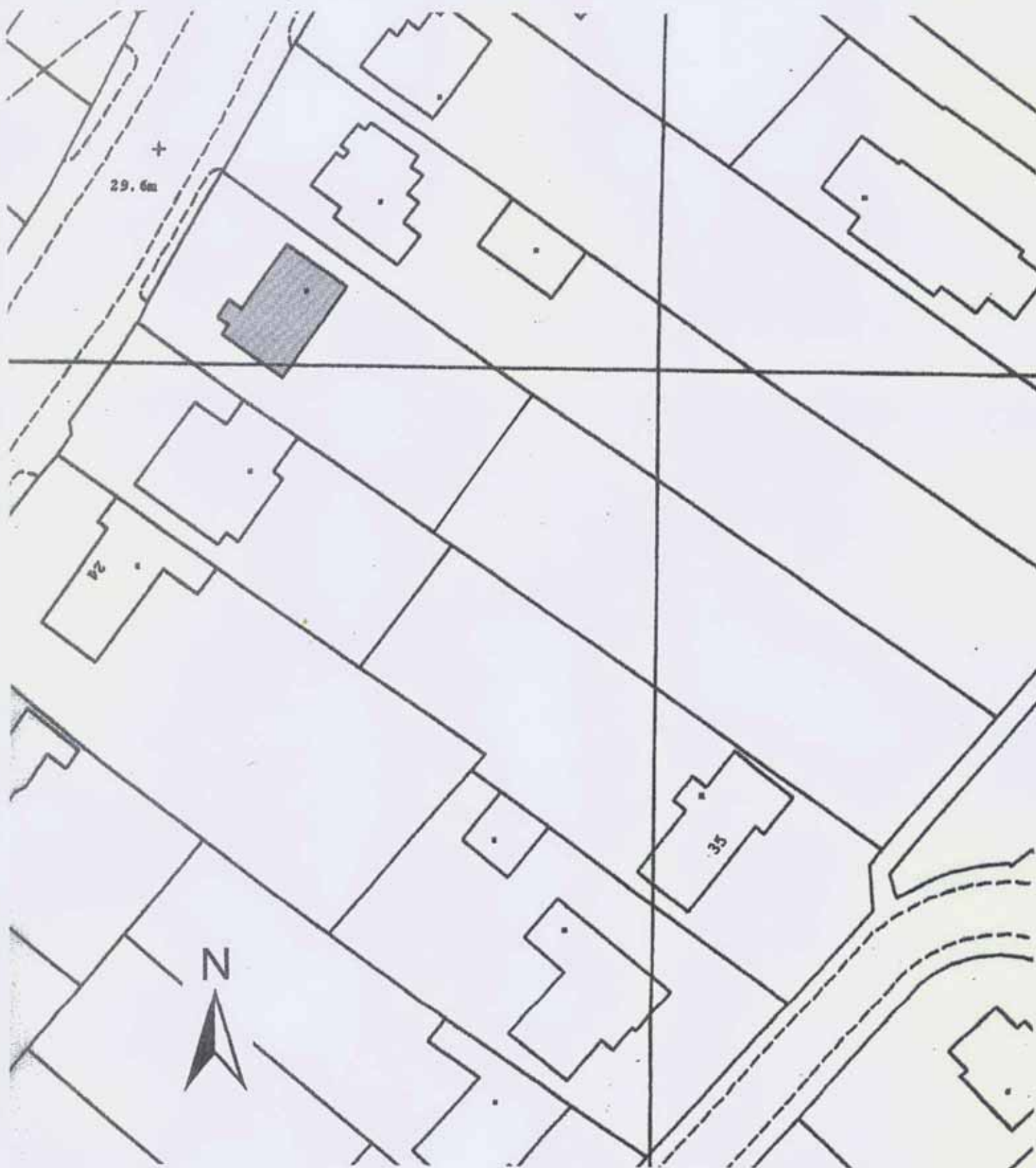
PROPOSED FLATS - 28 WHITECLOSEGATE - CARLISLE

DRG. NO. 1995/1

LOCATION PLAN



SCALE : 1-1250



PROPOSED FLATS - 28 WHITECLOSEGATE - CARLISLE

DRG. NO. 1995/2

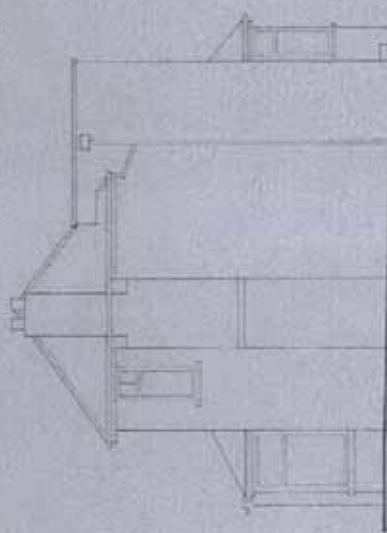
SITE PLAN



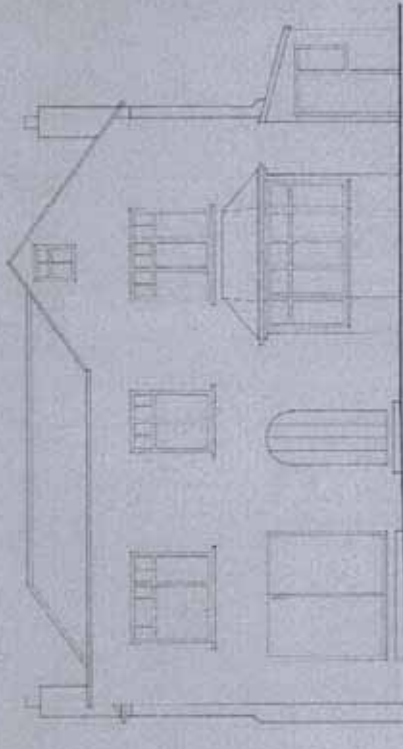
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FRONT ELEVATION



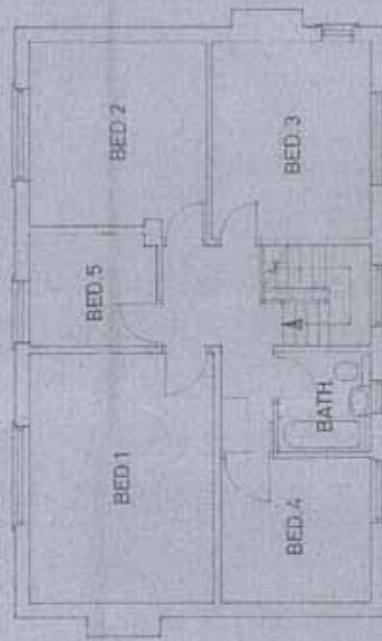
SIDE ELEVATION



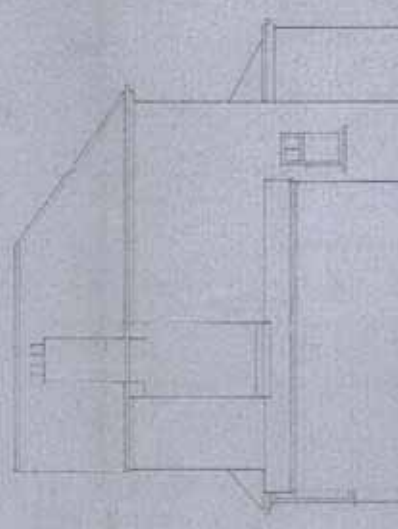
REAR ELEVATION



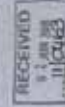
GROUND FLOOR PLAN



FIRST FLOOR PLAN

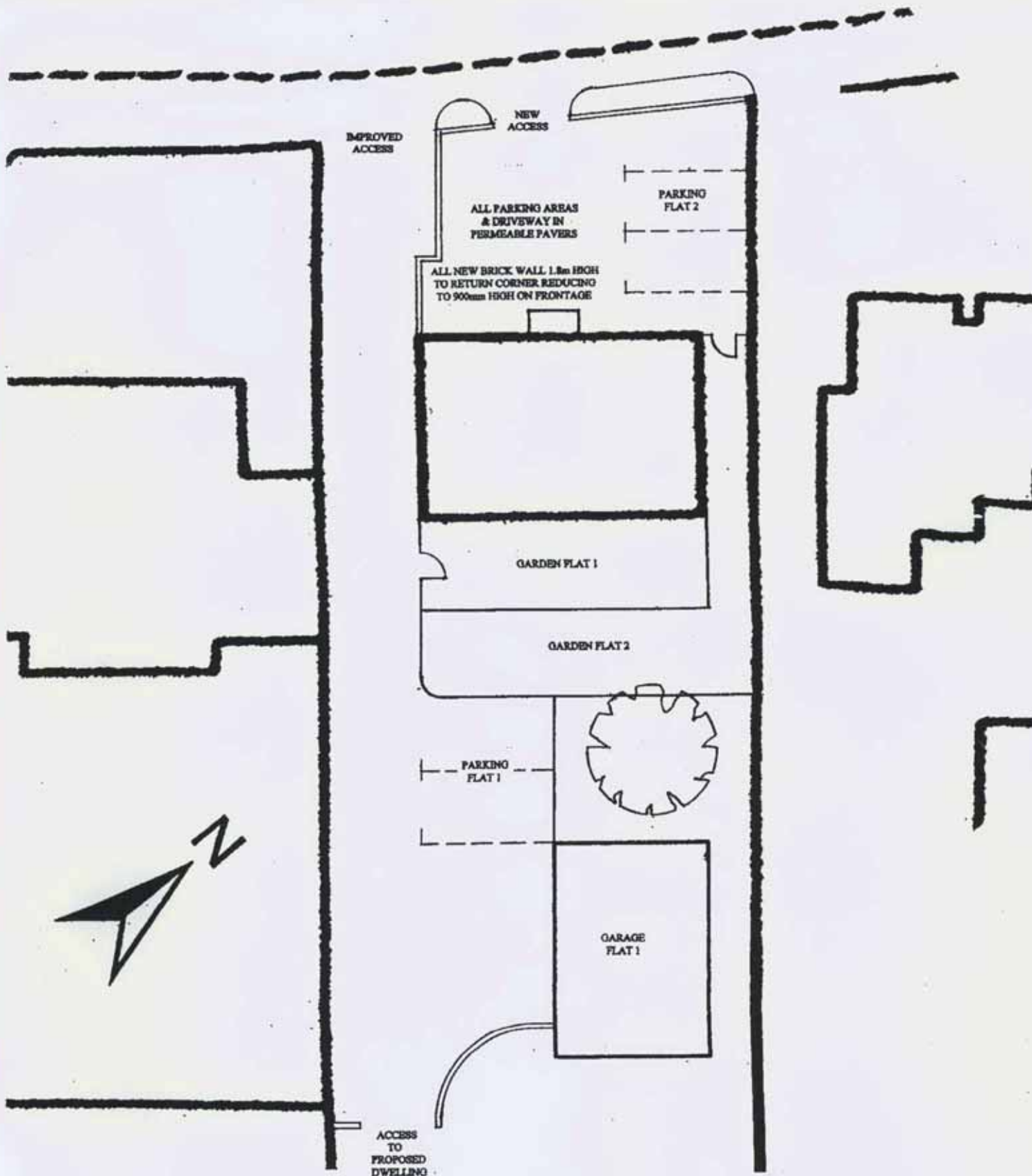


SIDE ELEVATION



AS EXISTING

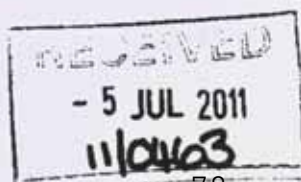
PROPOSED FLATS 28 WHITECLOSSGATE - CARLISLE	
DRG. No. 1305/4 SCALE: 1/50 DATE: MARCH 2011	JACK GORDON ARCHITECTURAL SERVICES 427 BOTTLEDOCK ROAD CARLISLE, CUMBRIA TEL: 01273 651200



PROPOSED FLATS - 28 WHITECLOSEGATE - CARLISLE

DRG. NO. 1995/3A

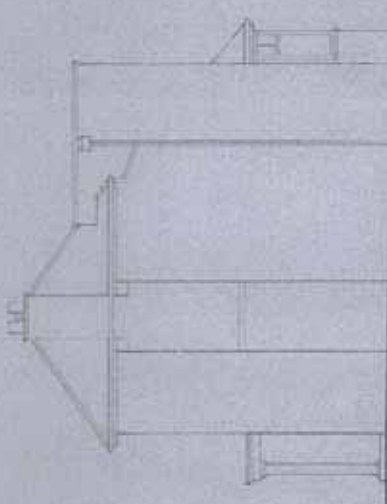
BLOCK PLAN



SCALE : 1-200



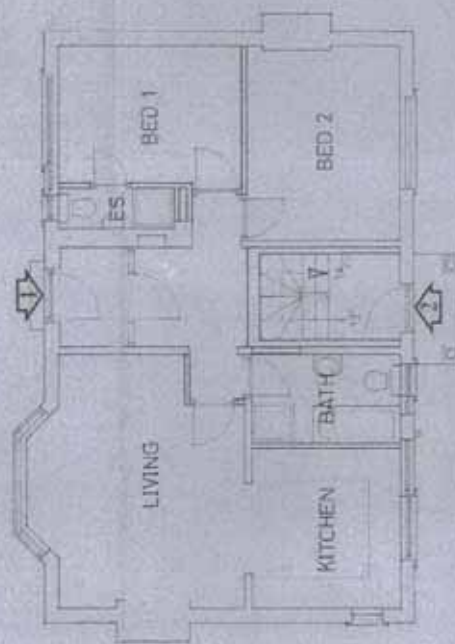
FRONT ELEVATION



SIDE ELEVATION



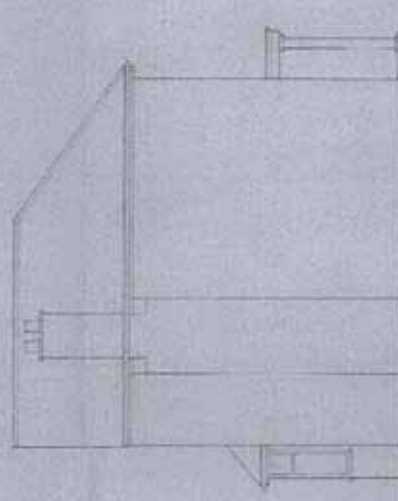
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

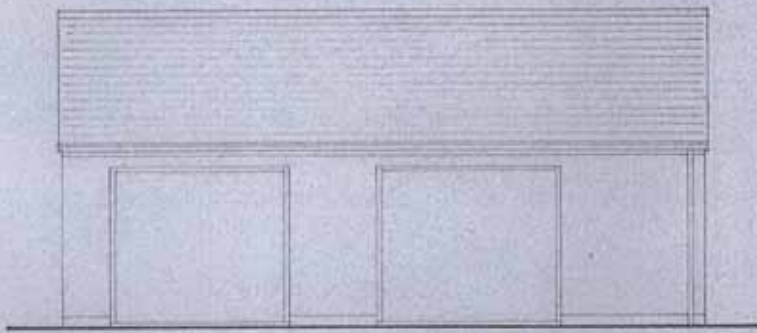


SIDE ELEVATION

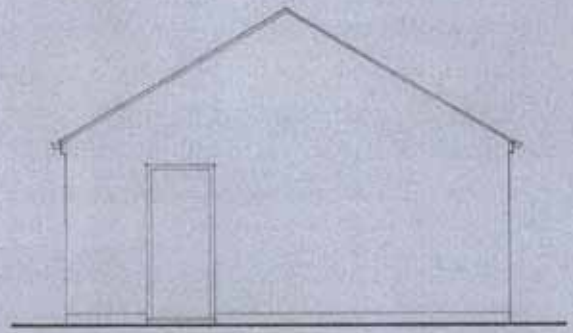


AS PROPOSED

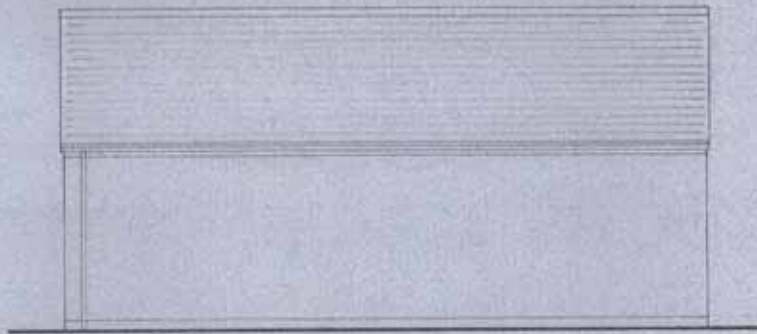
PROPOSED FLATS 28 WHITECLOSEGATE - CARLISLE	
JOCK DODDSON ARCHITECTURAL SERVICES 47 SCOTLAND ROAD CARLISLE, LA1 1PH TEL: 01273 540000	SHEET NO.: 1995/8 SCALE: 1:50 DATE: MARCH 2011



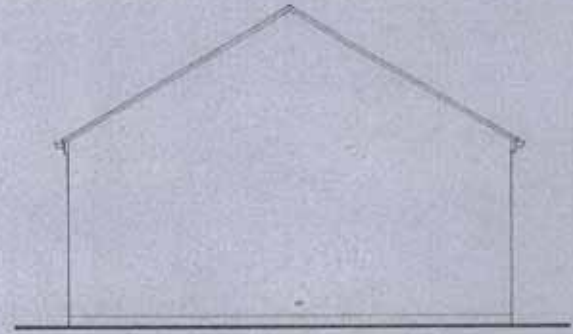
SW ELEVATION



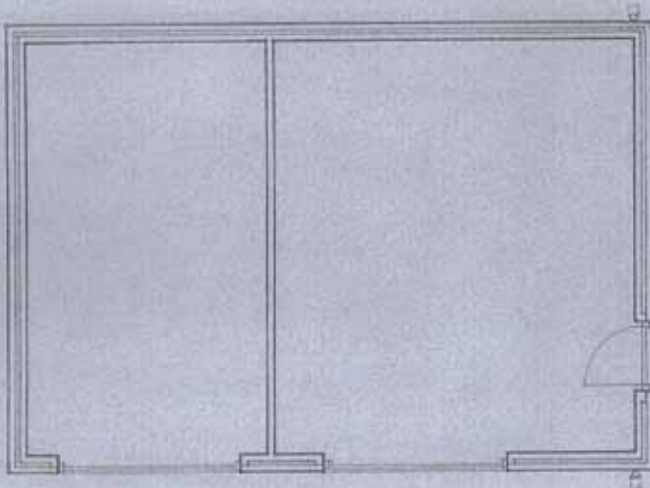
SE ELEVATION



NE ELEVATION

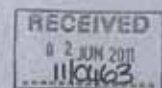


NW ELEVATION



PLAN

GARAGE



PROPOSED FLATS
28 WHITECLOSEGATE - CARLISLE

DRG. No. 1995/6

SCALE: 1-50

DATE: MARCH 2011

**JOCK GORDON
ARCHITECTURAL SERVICES**

47 SCOTLAND ROAD
CARLISLE CA9 9HS
Tel: 01228 543289

SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

SCHEDULE C: Applications Determined by Other Authorities

10/0791

Item No: 05

Between 06/06/2011 and 05/08/2011

Appn Ref No:
10/0791

Applicant:
Mr Swailes

Parish:
Westlinton

Date of Receipt:
14/09/2010

Agent:
MJN Associates

Ward:
Longtown & Rockcliffe

Location:
Greenacres, Newtown, Blackford, CA6 4ET

Grid Reference:
338699 562729

Proposal: Positioning Of Chalet For Temporary Residential Use For Care Of Mares
In Foal

Amendment:

REPORT

Case Officer: Angus Hutchinson

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Informal Hearing

Report: This appeal was in respect of the Council's decision to refuse an application for a chalet for a temporary residential use for care of mares in foal at Greenacres, Newtown, Blackford.

The appeal was dealt with on the basis of a Hearing with the Inspector considering the determining issues to be: i) whether there is a functional need for an agricultural dwelling sufficient to outweigh the aims of local and national planning policies that seek to restrict new dwellings in the countryside; ii) the effect of the proposed chalet on the character and appearance of the area.

When assessing the functional need the Inspector noted that the reported income generated fails the financial test required by PPS7 to support a new dwelling; was not persuaded that the appellant's needs could not be met by an existing dwelling in Newtown or the surrounding area; recognised that the protection of livestock from theft and injury was not, by itself, sufficient to justify a dwelling; and the need for animal welfare for the number of mares and foals involved did not outweigh national and local policies seeking to protect the open countryside from residential development.

In relation to the impact on the character, the Inspector considered that the

SCHEDULE C: Applications Determined by Other Authorities

10/0791

proposed chalet would appear as an incongruous residential building detached from Newtown and out of keeping with the local built form contrary to Policy CP1 of the Local Plan.

The appeal was dismissed.

Appeal Decision: Appeal Dismissed

Date: 07/06/2011

SCHEDULE D

SCHEDULE D

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0153

Applicant:
Mrs Pamela Smith

Parish:

Date of Receipt:
28/02/2011

Agent:
Ventrolla

Ward:
Stanwix Urban

Location:
48 Scotland Road, Carlisle, CA3 9DF

Grid Reference:
340029 557235

Proposal: Replacement Windows (LBC)

Amendment:

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0189

Applicant:
J & J S Whitfield

Parish:
Orton

Date of Receipt:
30/03/2011

Agent:
Entrust

Ward:
Burgh

Location:
Orton Rigg Farm, Orton Rigg, Great Orton, Carlisle,
CA5 6LL

Grid Reference:
333058 552295

Proposal: Erection Of A 15kw Wind Turbine With A Hub Height Of 15m And Rotor
Diameter Of 10.8m And All Associated Works

Amendment:

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0241

Applicant:
Richard Mitchell

Parish:
Brampton

Date of Receipt:
02/06/2011

Agent:

Ward:
Brampton

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

37 Greencroft, Brampton, Cumbria, CA8 1AX

352731 561230

Proposal: Erection Of Two Storey Rear Extension To Provide Sunroom On Ground Floor With Extended Bedroom And Bathroom Above

Amendment:

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0261

Applicant:
Mrs S Lightfoot

Parish:
Carlisle

Date of Receipt:
27/05/2011

Agent:

Ward:
Belah

Location:
52 Newfield Drive, Carlisle, Cumbria, CA3 0AF

Grid Reference:
339719 558728

Proposal: First Floor Side Extension To Provide En-Suite Bathroom And Dressing Room Above Existing Garage

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0276

Applicant:
Competition Line (UK) Ltd

Parish:

Date of Receipt:
31/03/2011 16:18:11

Agent:
John Taylor Architects

Ward:
Currock

Location:
Portland Snooker Club, Currock Road, Carlisle, CA2 4AS

Grid Reference:
340437 554793

Proposal: Display Of 4No. Illuminated And Non-Illuminated Fascia Signs And 1No. Non-Illuminated Free Standing Double Sided Sign

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0295

Applicant:
Persimmon Homes
Lancashire

Parish:
Carlisle

Date of Receipt:
12/04/2011

Agent:

Ward:
St Aidans

Location:
Watts Storage Depot, London Road, Carlisle

Grid Reference:
341230 555082

Proposal: Change Of House Types Of Plots 55-59 And 73-98 Of Previously
Approved Permission 07/0845 With The Addition Of 2no. Residential
Units

Amendment:

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0321

Applicant:
Mr Rouse

Parish:
Burgh-by-Sands

Date of Receipt:
17/05/2011

Agent:

Ward:
Burgh

Location:
Cross Farm, Burgh by Sands, Carlisle, CA5 6AN

Grid Reference:
332725 559102

Proposal: Alterations To Existing Wall At Front Of Property (LBC)

Amendment:

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0324

Applicant:
Mr Kelvin Elliott

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
02/06/2011

Agent:

Ward:
Castle

Location:
9 Compton Street, Carlisle, CA1 1HT

Grid Reference:
340426 556106

Proposal: Change Of Use From H.M.O To Bed And Breakfast

Amendment:

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0328

Applicant:
H Jobson & Son

Parish:
Brampton

Date of Receipt:
11/05/2011

Agent:

Ward:
Brampton

Location:
Jobsons, Market Place, Brampton, CA8 1RW

Grid Reference:
353031 561069

Proposal: Change Of Use Of First And Second Floors From 1no. Dwelling To 2no. Dwellings

Amendment:

Decision: Grant Permission

Date: 06/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0329

Applicant:
H Jobson & Son

Parish:
Brampton

Date of Receipt:
11/05/2011

Agent:

Ward:
Brampton

Location:
Jobsons, Market Place, Brampton, CA8 1RW

Grid Reference:
353031 561069

Proposal: Change Of Use Of First And Second Floors From 1no. Dwelling To 2no. Dwellings; Removal Of Intervening Wall To Create First Floor Bathroom; Relocation Of Doorway On First Floor And Erection Of 2No. Separate Partitions To Separate Stairwell From Each Floor (LBC)

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 06/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0339

Applicant:
Mr Wood

Parish:
Walton

Date of Receipt:
03/05/2011

Agent:
MMC Engineering Services
Ltd

Ward:
Irthing

Location:
Hillfield, Walton, Brampton, CA8 2AZ

Grid Reference:
352841 565238

Proposal: Erection Of Wind Turbine (5kW) 15m Hub Height (Height To Tip 18m)
On Concrete Base

Amendment:

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0349

Applicant:
Paragon Veterinary Group

Parish:
Dalston

Date of Receipt:
27/05/2011

Agent:
Mr A Fox

Ward:
Dalston

Location:
Paragon Veterinary Group, Carlisle House,
Townhead Road, Dalston, Carlisle, CA5 7JF

Grid Reference:
336483 550016

Proposal: Discharge Of Conditions 3 (Tree Barriers) And 6 (Construction Of
Access Road) Relating To Previously Approved Planning Permission
10/0481

Amendment:

Decision: Grant Permission

Date: 21/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0352	Applicant: Mr Michael Cochrane	Parish:
Date of Receipt: 26/05/2011	Agent:	Ward: Yewdale
Location: 170 Whernside, Morton West, Carlisle CA2 6SU		Grid Reference: 337556 554926
Proposal: Erection Of Car Port		
Amendment:		

Decision: Refuse Permission

Date: 20/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0353	Applicant: Mr Darren Wildey	Parish: Rockcliffe
Date of Receipt: 18/05/2011	Agent: Mr Paul Fitton	Ward: Longtown & Rockcliffe
Location: Snowberry Hill, Rockcliffe, Carlisle		Grid Reference: 335937 561556
Proposal: Erection Of Single Storey Rear Extension To Provide Extended Kitchen/Lounge Together With Internal Alterations. Changes To Existing Window To South East Elevation		
Amendment:		

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0355	Applicant: Irving Builders	Parish: Carlisle
Date of Receipt: 04/05/2011	Agent:	Ward: Currock

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

209 Blackwell Road, Carlisle CA2 4DN

Grid Reference:

340334 554214

Proposal: Discharge Of Condition 7 (Highway Crossing And Boundary) Relating To
Previously Approved Planning Permission 10/0563

Amendment:

Decision: Refuse Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0356

Applicant:

Irving Builders

Parish:

Carlisle

Date of Receipt:

04/05/2011

Agent:

Ward:

St Aidans

Location:

Land Adjacent To No.1 Delagoa Street, Carlisle,
Cumbria, CA1 2LZ

Grid Reference:

341189 555253

Proposal: Discharge Of Condition 3 (Highway Crossing And Boundary) Relating To
Previously Approved Planning Permission 08/0234

Amendment:

Decision: Refuse Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0358

Applicant:

Two Castles Housing

Parish:

Carlisle

Date of Receipt:

12/05/2011

Agent:

Elliott Johnson Ltd

Ward:

Castle

Location:

Two Castles Housing Association, 3 Castle Street,
Carlisle, CA3 8SY

Grid Reference:

339812 556102

Proposal: Internal Alterations To Provide New Reception Layout And Associated
Works (LBC)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0359

Applicant:
Mark Steel

Parish:
Stanwix Rural

Date of Receipt:
13/05/2011

Agent:

Ward:
Stanwix Rural

Location:
Crosby on Eden Primary School, Crosby on Eden,
Carlisle, CA6 4QN

Grid Reference:
344739 559600

Proposal: Erection Of Single Storey Kitchen Extension

Amendment:

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0361

Applicant:
Mr Brian Harrison Herd

Parish:
Farlam

Date of Receipt:
09/05/2011

Agent:

Ward:
Irthing

Location:
3 Bank Hall, Hallbankgate, Brampton, Cumbria,
CA8 2NP

Grid Reference:
358153 559618

Proposal: Erection Of Replacement Garage

Amendment:

Decision: Grant Permission

Date: 04/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0366

Applicant:
Mr Byrne

Parish:
Hayton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:

13/05/2011

Agent:

Platinum Homes Ltd

Ward:

Hayton

Location:

Land Behind Ash Tree Barn, Hayton, Carlisle,
Cumbria, CA8 9HT

Grid Reference:

350923 557708

Proposal: Erection Of Detached Dwelling (Revised Application To Include Garden
Shed And Greenhouse)

Amendment:

Decision: Grant Permission

Date: 08/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0367

Applicant:

Ms Jan Miller

Parish:

Carlisle

Date of Receipt:

09/05/2011

Agent:**Ward:**

Morton

Location:

69 Ellesmere Way, Morton Park, Carlisle, Cumbria,
CA2 6NA

Grid Reference:

337962 554045

Proposal: Erection Of Single Storey Side & Rear Extension To Provide Extended
Living/Dining Room, Garage, Utility And Study

Amendment:

Decision: Grant Permission

Date: 06/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0370

Applicant:

Mr Alistair Wannop

Parish:

Stanwix Rural

Date of Receipt:

10/05/2011

Agent:

Taylor & Hardy

Ward:

Stanwix Rural

Location:

Linstock Castle Farm, Linstock, Carlisle, Cumbria,
CA6 4PZ

Grid Reference:

343055 558610

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Formation Of A Silage Clamp

Amendment:

Decision: Grant Permission

Date: 05/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0371

Applicant:
Miss Fiona Bullock

Parish:
Upper Denton

Date of Receipt:
25/05/2011

Agent:

Ward:
Irthing

Location:
White Cottage, Upper Denton, Gilsland, Brampton,
Cumbria, CA6 7AG

Grid Reference:
361648 565331

Proposal: Renewal Of Unexpired Permission Of Appn Ref: 08/0430 For First Floor
Extension To Provide 1no. Bedroom And 1no. Sitting room

Amendment:

Decision: Grant Permission

Date: 13/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0372

Applicant:
Mrs Gillian Friend

Parish:

Date of Receipt:
25/05/2011

Agent:

Ward:
Lyne

Location:
Redgatehead, Bailey, Newcastletown,
Roxburghshire, TD9 0TS

Grid Reference:
351287 578003

Proposal: Temporary Siting Of A Static Caravan For A Period Of 12 Months During
Building Works

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0373

Applicant:
Wetheral Community
Association Ltd

Parish:
Wetheral

Date of Receipt:
10/05/2011

Agent:
Taylor & Hardy

Ward:
Wetheral

Location:
Land adjacent the playing fields (B6263),
Cumwhinton Road, Wetheral, Carlisle, Cumbria,
CA4 8HE

Grid Reference:
346482 554058

Proposal: Erection Of Community Centre

Amendment:

Decision: Grant Permission

Date: 05/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0375

Applicant:
King's Own Royal Border
Regiment Museum

Parish:
Carlisle

Date of Receipt:
02/06/2011

Agent:
Swarbrick Associates

Ward:
Castle

Location:
The Record Office, The Castle, Carlisle, CA3 8UR

Grid Reference:
339696 556279

Proposal: Alterations To Existing Records Office To Form Museum (LBC)

Amendment:

1.

Decision: Grant Permission

Date: 22/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

11/0376 Mr & Mrs Elliott Stanwix Rural

Date of Receipt: **Agent:** **Ward:**
11/05/2011 Jock Gordon Stanwix Rural

Location: **Grid Reference:**
23 Jackson Road, Houghton, Carlisle, Cumbria, 341004 559566
CA3 0NW

Proposal: Single Storey Rear Extension To Provide Kitchen And Lounge, Porch To
Front Elevation; Pitched Roof To Replace Flat Roof To Side

Amendment:

Decision: Grant Permission

Date: 06/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: **Applicant:** **Parish:**
11/0377 Mr Greg Kelly Wetheral

Date of Receipt: **Agent:** **Ward:**
18/05/2011 Bingham Yates Wetheral

Location: **Grid Reference:**
Croft House, Cotehill, Carlisle, Cumbria, CA4 0DY 346851 550453

Proposal: Erection Of Steel Framed Wooden Fence

Amendment:

Decision: Grant Permission

Date: 15/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: **Applicant:** **Parish:**
11/0379 P Alston Hethersgill

Date of Receipt: **Agent:** **Ward:**
24/05/2011 Lyne

Location: **Grid Reference:**
2 The Mount, Hethersgill, Carlisle, Cumbria, CA6 347808 567143
6ER

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Removal Of Hedge To Create New Parking Bay Within Existing Garden

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0381

Applicant:
Mr Glen Sidney

Parish:

Date of Receipt:
20/05/2011

Agent:

Ward:
Yewdale

Location:
47 Housesteads Road, Carlisle, Cumbria, CA2 7XG

Grid Reference:
336737 555285

Proposal: Two Storey Side Extension To Provide Lounge And Dining Room On Ground Floor With 2No. Bedrooms And Shower Room Above

Amendment:

1. Revised Footprint Of The Extension To Show It Stepped Back From The Frontage Of The Dwelling

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0383

Applicant:
Lovell Partnership Ltd

Parish:

Date of Receipt:
17/05/2011

Agent:
Ainsley Gommon
Architects

Ward:
Belle Vue

Location:
Site F, Brookside, Raffles Estate, Carlisle, CA2 7JR

Grid Reference:
338136 555798

Proposal: Temporary Erection Of A Portakabin Marketing Suite

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0385

Applicant:
Mr & Mrs Carlyle

Parish:
Nicholforest

Date of Receipt:
13/05/2011 08:00:20

Agent:
Edenholme Architectural
Surveyors

Ward:
Lyne

Location:
The Roan, Penton, Cumbria, CA6 5QR

Grid Reference:
345356 576664

Proposal: Erection Of Sun Room To Side Elevation

Amendment:

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0389

Applicant:
Mr Phil Marsh

Parish:
Kirklington Middle

Date of Receipt:
16/05/2011

Agent:
Hogg & Robinson Design
Services

Ward:
Lyne

Location:
Cliff Cottage, Kirklington, Carlisle, CA6 6DE

Grid Reference:
341390 565752

Proposal: Provision Of First Floor For To Provide 3No. En-Suite Bedrooms,
Playroom And Boxroom Together With Replacement Gates Serving
North East Garden Area

Amendment:

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0396

Applicant:
Mr Paul Glencross

Parish:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
17/05/2011

Agent:

Ward:
Wetheral

Location:

Land at barn adjacent Townhead Farm, Ghyll Road,
Scotby, Carlisle, CA4 8BT

Grid Reference:

344249 554747

Proposal: Discharge Of Condition 3 (Archaeological Work) Of Previously Approved
Application 06/0849

Amendment:

Decision: Grant Permission

Date: 08/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0401

Applicant:
Mr Martin Grundy

Parish:
Nicholforest

Date of Receipt:
26/05/2011

Agent:

Ward:
Lyne

Location:

Glenhaven, Penton, Carlisle, Cumbria, CA6 5QT

Grid Reference:

344265 577090

Proposal: Change Of Use Of Land From Agricultural To Domestic; Demolition Of
Existing Garage; Erection Of Extensions To Provide Kitchen/Utility/W.C.
To Side Elevation, 1No. En-Suite Bedroom And Double Garage To Side
Elevation; Re-location Of Existing Conservatory To Rear Elevation;
Erection Of Conservatory To Rear Elevation; Additional Siteworks To
Provide Access To Garage (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 20/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0403

Applicant:
Mr Andrew Murray

Parish:
Carlisle

Date of Receipt:
17/05/2011

Agent:

Ward:
Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

6 Warwick Square, Carlisle, CA1 1LD

Grid Reference:

340637 555787

Proposal: Change Of Use From Doctors Surgery To Offices For 24 Seven Ltd

Amendment:

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0406

Applicant:

Mr & Mrs Sloan

Parish:

Wetheral

Date of Receipt:

18/05/2011

Agent:

Blueprint

Ward:

Wetheral

Location:

Lisnacre, Castle Grounds, Wetheral, Carlisle, CA4 8JQ

Grid Reference:

346209 554362

Proposal: Erection Of Single Storey Extension To Provide En-Suite And Additional Bedroom Space

Amendment:

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0407

Applicant:

Carrs Billington Agriculture Ltd

Parish:

Botcherby

Date of Receipt:

27/05/2011

Agent:

Jock Gordon

Ward:

Botcherby

Location:

16 Montgomery Way, Rosehill Industrial Estate, Carlisle, CA1 2UY

Grid Reference:

343051 555720

Proposal: Erection Of Single Storey Extension To Provide Reception Office

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 07/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0410

Applicant:
Mrs Judith Towill

Parish:
Burgh-by-Sands

Date of Receipt:
18/05/2011

Agent:
Ashwood Design
Associates

Ward:
Burgh

Location:
Land Adjacent Moorhouse Hall, Moorhouse,
Carlisle, Cumbria, CA5 6HA

Grid Reference:
333135 556719

Proposal: Discharge Of Conditions 3 (Material Samples); 4 (Ground/Floor Levels);
6 (Curtilage Fence); 7 (Access Area) And 8 (Hard Surface Finishes) Of
Previously Approved Planning Application 10/0233

Amendment:

Decision: Partial Discharge of Conditions
12/07/2011

Date:

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0413

Applicant:
Mr G Graham

Parish:
Carlisle

Date of Receipt:
19/05/2011

Agent:

Ward:
Belah

Location:
15 Parkside, Belah, Carlisle, Cumbria, CA3 9SE

Grid Reference:
339328 557617

Proposal: Two Storey Side Extension To Provide Kitchen/Dining Room On Ground
Floor With En-Suite Bedroom Above Together With Single Storey Side
Extension To Provide Utility And WC

Amendment:

Decision: Grant Permission

Date: 12/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0414	Applicant: Mr M Blaylock	Parish: Wetheral
Date of Receipt: 19/05/2011	Agent: HTGL Architects	Ward: Wetheral
Location: Garden Hill, Wetheral Pasture, Carlisle, CA4 8HR	Grid Reference: 346124 552935	
Proposal: Single Storey Extension To Rear Elevation To Provide Kitchen Amendment:		

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0415	Applicant: Dr Hilary Constable	Parish: Hayton
Date of Receipt: 01/06/2011	Agent: The Eden Stove & Fireplace Co.	Ward: Hayton
Location: Rose Cottage, Faugh, Heads Nook, Brampton, CA8 9EG	Grid Reference: 350877 554794	
Proposal: Removal Of Existing Fireplace Revealing Original Fireplace Jambs And Lintle; Installation Of Matching Sandstone Hearth And Multi Fuel Stove (LBC) Amendment:		

Decision: Grant Permission

Date: 04/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0417	Applicant: Greensyke Property Limited	Parish: Dalston
Date of Receipt:	Agent:	Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

19/05/2011 16:00:37

Gray Associates Limited

Dalston

Location:

Greensyke House, The Kingswood Educational
Centre, Cumdivock, Dalston, CA5 7JW

Grid Reference:

335463 548364

Proposal: Change Of Use From C2 (Residential Institution) To C3 (Residential)
Use Of 2No. Dwellings

Amendment:

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0418

Applicant:

JS Wood & Son

Parish:

Wetheral

Date of Receipt:

20/05/2011 16:00:17

Agent:

Hopes Auction Company
Limited

Ward:

Wetheral

Location:

Wragmire Bank Farm, Cocklakes, Cumwhinton,
Carlisle, CA4 0BL

Grid Reference:

345643 550482

Proposal: Proposed Crop And Livestock Loose House

Amendment:

Decision: Grant Permission

Date: 15/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0420

Applicant:

Tesco Stores Ltd

Parish:

Wetheral

Date of Receipt:

26/05/2011

Agent:

Barr Ltd

Ward:

Wetheral

Location:

Tesco Store, Warwick Road, Carlisle, CA1 2SB

Grid Reference:

342760 556157

Proposal: Replacement Trolley Shelters

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 15/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0421

Applicant:
OM International Ltd/TIA
OMNIvision

Parish:
Dalston

Date of Receipt:
13/06/2011

Agent:

Ward:
Dalston

Location:
Westwood Nurseries, 1-3 Orton Grange, Carlisle,
CA5 6LB

Grid Reference:
335540 551689

Proposal: Display Of 1No. Externally Illuminated Fascia Sign And 1No. Non
Illuminated Fascia Sign

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0422

Applicant:
Mr Robert Swales

Parish:
Hayton

Date of Receipt:
23/05/2011

Agent:

Ward:
Hayton

Location:
Greenwell Cottage, Castle Carrock, Carlisle, CA8
9NH

Grid Reference:
353657 556544

Proposal: Erection Of Replacement Dwelling (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
11/0423

Applicant:
Harrison Homes (Cumbria) Carlisle
Ltd

Parish:

Date of Receipt:
23/05/2011

Agent:
Unwin Jones Partnership

Ward:
Harraby

Location:
Former Highgrove Dairy, Harraby Green, Carlisle

Grid Reference:
341284 554375

Proposal: Revised Application For Plot 13 Permission Previously Granted 10/0902
Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0427

Applicant:
Mr Stenton Hodgson

Parish:
Stanwix Rural

Date of Receipt:
08/06/2011

Agent:

Ward:
Stanwix Rural

Location:
Meribel, Green Lane, Crosby on Eden, Carlisle,
Cumbria, CA6 4QN

Grid Reference:
344584 559418

Proposal: Erection Of Single Storey Extension To Provide 2no. En-Suite Bedrooms
Together With Extended Lounge

Amendment:

Decision: Grant Permission

Date: 03/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0428

Applicant:
Next Plc

Parish:
Carlisle

Date of Receipt:
24/05/2011 13:00:26

Agent:
Roger Tym & Partners

Ward:
Belah

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

Unit A, Greymoorhill Retail Park, Parkhouse Road, 339415 559577
Carlisle, CA3 0JR

Proposal: Subdivision Of Unit Together With Installation Of A1 Retail Mezzanine Floor; 2no. New Shopfronts And Rear Fire Exit Door

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0432

Applicant:
Mr James Dalglish

Parish:
Carlisle

Date of Receipt:
25/05/2011

Agent:
TSF Developments Ltd

Ward:
Castle

Location:
51 Chiswick Street, 1A Hartington Place, Carlisle,
Cumbria

Grid Reference:
340636 555933

Proposal: Discharge Of Condition 2 (Details Of Proposed Finials) Of Previously Approved Application 10/0120

Amendment:

Decision: Grant Permission

Date: 08/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0434

Applicant:
Mr & Mrs Bowe

Parish:
Hayton

Date of Receipt:
25/05/2011 16:00:23

Agent:
CONCEPT

Ward:
Hayton

Location:
50 Hurley Road, Little Corby, Carlisle, CA4 8QF

Grid Reference:
347935 557235

Proposal: Two Storey Side Extension To Provide Garage, Utility And Hall On Ground Floor With 2no. Bedrooms (1no. En-Suite) Above

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0435

Applicant:
Mr Fisher

Parish:
Irthington

Date of Receipt:
25/05/2011 16:00:48

Agent:
H & H Bowe Ltd

Ward:
Stanwix Rural

Location:
The Glebe, Hethersgill, Carlisle, CA6 6EZ

Grid Reference:
348853 564982

Proposal: Proposed Extension To Existing Agricultural Building

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0436

Applicant:
Mr G Guest

Parish:
Carlisle

Date of Receipt:
06/06/2011

Agent:
Jock Gordon

Ward:
Belah

Location:
30 Caird Avenue, Belah, Carlisle, CA3 9RL

Grid Reference:
339100 557754

Proposal: Conversion Of Existing Dwelling Into Two Flats

Amendment:

Decision: Refuse Permission

Date: 01/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0438

Applicant:
Mr J Byers

Parish:
Hayton

Date of Receipt:
03/06/2011

Agent:

Ward:
Hayton

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Glencoe, Little Corby, Carlisle, Cumbria, CA4 8QQ

Grid Reference:
347584 557231

Proposal: Replacement Front Porch

Amendment:

Decision: Grant Permission

Date: 21/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0439

Applicant:
Mr Anderson

Parish:
Hayton

Date of Receipt:
26/05/2011 16:00:23

Agent:
Black Box Architects
Limited

Ward:
Hayton

Location:
Bothy Cottage, Hayton, Brampton, CA8 9HT

Grid Reference:
351081 557888

Proposal: Erection Of Detached House And Retention Of Existing Double Garage
(Revised Application)

Amendment:

Decision: Grant Permission

Date: 11/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0441

Applicant:
St James Church PCC

Parish:
Carlisle

Date of Receipt:
27/05/2011 08:01:08

Agent:
Hyde Harrington

Ward:
Denton Holme

Location:
62-66 Denton Street, Carlisle, CA2 5EH

Grid Reference:
339786 555135

Proposal: Demolition And Re build Of 2 Separate Retail Units To Form Single Retail Unit For Use As "Opportunity Shop" (A1 Class Use) And Community Hub For Church Activities; Includes Small Seating Area Within Shop For Hot Beverages (Ancillary Use); Demolition Of Internal Walls And Creation Of New Ground And First Floor Level, Including

SCHEDULE E: Decisions Issued Under Delegated Powers

Two-Storey Extension To The Rear; New Shopfront To Denton Street Elevation, Insertion Of Shopfront To Nelson Street Elevation; Raising Of Roof Height; Insertion Of New Windows To Both Elevations (Revised Application)

Amendment:

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0442

Applicant:
St James Church PCC

Parish:
Carlisle

Date of Receipt:
27/05/2011 08:01:08

Agent:
Hyde Harrington

Ward:
Denton Holme

Location:
62-66 Denton Street, Carlisle, CA2 5EH

Grid Reference:
339786 555135

Proposal: Display Of Externally Illuminated Sign Board Located To Nelson Street Elevation At Ground Floor Level For The Purpose Of Advertising St. James Parish Church Carlisle Events (Revised Application)

Amendment:

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0443

Applicant:
Mr Glyn Carruthers

Parish:
Stanwix Rural

Date of Receipt:
01/06/2011

Agent:

Ward:
Stanwix Urban

Location:
58 Pennington Drive, Carlisle, CA3 0PF

Grid Reference:
339971 558127

Proposal: Erection Of Single Storey Side & Front Extension To Provide Extended Kitchen, Store Room And Porch

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 13/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0444

Applicant:
A P & J Brown Limited

Parish:
Wetheral

Date of Receipt:
31/05/2011 08:00:36

Agent:
Brian Child

Ward:
Wetheral

Location:
Land adjacent School House, Wetheral, Carlisle,
CA4 8HE

Grid Reference:
346452 554131

Proposal: Erection Of 1no. Detached Dwelling

Amendment:

Decision: Grant Permission

Date: 20/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0445

Applicant:
Mr Macdonald

Parish:
Arthuret

Date of Receipt:
31/05/2011 08:00:22

Agent:
Heine Planning
Consultancy

Ward:
Longtown & Rockcliffe

Location:
Woodlands View, Sandysyke, Longtown, Carlisle,
CA6 5SY

Grid Reference:
338432 566163

Proposal: Discharge Of Condition 8 (Foul Drainage; Surface Water Drainage; External Lighting; Boundary Treatments; Internal Layout Of The Site - To Show Siting Of Caravans, Plots, Hardstanding, Access Roads, Parking, Amenity Areas; Restoration Of Site To Pre-Development Condition At The End Of 5 Years; Timetable For Implementation) Of Previously Approved Permission 09/0886

Amendment:

Decision: Refuse Permission

Date: 25/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0446

Applicant:

Messrs J & ME
Hutchinson

Parish:

Carlton

Date of Receipt:

06/06/2011

Agent:

CTM Group Ltd

Ward:

Great Corby & Geltsdale

Location:

Carlton Demesne, Heads Nook, Brampton,
Cumbria, CA8 9BX

Grid Reference:

352396 552676

Proposal: Excavation In Existing Pasture To Form Slurry Lagoon

Amendment:

Decision: Grant Permission

Date: 01/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0450

Applicant:

Mrs Mary Swan

Parish:

Hayton

Date of Receipt:

31/05/2011

Agent:

Ward:

Hayton

Location:

47 Cairnwood, Heads Nook, Brampton, Cumbria,
CA8 9AH

Grid Reference:

349630 555143

Proposal: Garage Extension To Front Elevation To Provide Cloakroom; Pitched
Roof Over Garage And Lobby/Utility Area Replacing Flat Roof

Amendment:

Decision: Grant Permission

Date: 26/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0451

Applicant:

Mr & Mrs Wynne

Parish:

Farlam

Date of Receipt:

31/05/2011 13:00:15

Agent:

Tsada Building Design

Ward:

Irthing

SCHEDULE E: Decisions Issued Under Delegated Powers

Services

Location:

High Bowbank, Kirkhouse, Brampton, CA8 1JX

Grid Reference:

356641 559354

Proposal: Erection Of Single Storey Extension To Provide 2no. Bedrooms

Amendment:

Decision: Grant Permission

Date: 20/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0452

Applicant:

Wilson of Woodside Ltd

Parish:

St Cuthberts Without

Date of Receipt:

31/05/2011 13:00:19

Agent:

David Hetherington E A P
S

Ward:

Dalston

Location:

Woodside Farm, Wreay, Carlisle, CA4 0RJ

Grid Reference:

343267 550056

Proposal: Proposed Slurry Lagoon

Amendment:

Decision: Grant Permission

Date: 26/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0453

Applicant:

Mr & Mrs Forester

Parish:

Hethersgill

Date of Receipt:

01/06/2011 08:00:19

Agent:

Tsada Building Design
Services

Ward:

Lyne

Location:

Sikeside, Kirklington, Carlisle, CA6 6DR

Grid Reference:

344601 566532

Proposal: Formation Of En-Suite Within Existing Store Together With Access Door
(LBC)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 19/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0455

Applicant:
National Australia Group

Parish:
Carlisle

Date of Receipt:
01/06/2011

Agent:
Vaughn Monckton
Architecture

Ward:
Belah

Location:
239 Kingstown Road, Carlisle, CA3 0HE

Grid Reference:
339539 559035

Proposal: Enlargement Of External Air Conditioning Compound To Enclose New Condensor, Removal Of Wall Mounted Air Conditioning Units & Installation Of 4no. External Louvres

Amendment:

Decision: Grant Permission

Date: 19/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0456

Applicant:
Mrs Fiona Wilkinson

Parish:
Carlisle

Date of Receipt:
01/06/2011

Agent:
Stephen Crichton
Chartered Architects
Limited

Ward:
Stanwix Urban

Location:
13 Beech Grove, Carlisle, Cumbria

Grid Reference:
340323 557398

Proposal: Two Storey Rear Extension To Replace Existing Single Storey Kitchen To Provide New Kitchen And Utility On Ground Floor With 1no. En-suite Bedroom Above.

Amendment:

Decision: Grant Permission

Date: 15/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0457

Applicant:
Mr & Mrs Robson

Parish:
Irthington

Date of Receipt:
01/06/2011

Agent:
Jock Gordon

Ward:
Stanwix Rural

Location:
9 Dale View, Laversdale, Carlisle, Cumbria, CA6
4PR

Grid Reference:
347734 562651

Proposal: Single Storey Rear Extension To Existing Garage To Provide Utility Room; First Floor Side Extension Over Garage Linking Extension To Existing Dwelling To Provide 2No. Bedrooms And Shower Room

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0458

Applicant:
Mrs Hope

Parish:
Arthuret

Date of Receipt:
01/06/2011 13:00:18

Agent:
Gray Associates Limited

Ward:
Longtown & Rockcliffe

Location:
Garthside, Arthuret Road, Longtown, Carlisle, CA6
5SJ

Grid Reference:
337967 568441

Proposal: Single Storey Extensions To Side And Rear To Provide Enlarged Bedroom With En-Suite To Side And Enlarged Living Area To Rear (Revised Application)

Amendment:

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0459

Applicant:
Mr A Corrieri

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
09/06/2011

Agent:

Ward:
Belah

Location:
13 Troon Close, Carlisle, Cumbria, CA3 0EL

Grid Reference:
339433 558131

Proposal: Two Storey Side Extension To Provide Replacement Garage And Utility Room On Ground Floor With 1No. En-Suite Above; Replacement Conservatory To Rear

Amendment:

Decision: Grant Permission

Date: 02/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0461

Applicant:
Cubby Construction Ltd

Parish:
Carlisle

Date of Receipt:
01/06/2011 16:00:39

Agent:
Rol Design

Ward:
Upperby

Location:
27 - 29 Lamb Street, Carlisle, CA2 4NF

Grid Reference:
341017 553398

Proposal: Demolition Of Cart Barn And Erection Of 1No. 2 Bedroom Dwelling

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0462

Applicant:
Carlisle Golf Club

Parish:
Wetheral

Date of Receipt:
02/06/2011

Agent:

Ward:
Wetheral

Location:
Carlisle Golf Club, Aglionby, Carlisle, Cumbria, CA4 8AG

Grid Reference:
344317 556223

Proposal: Display Of Externally Illuminated Logo On New Entrance Wall

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0464

Applicant:
Carlisle Golf Club

Parish:
Wetheral

Date of Receipt:
02/06/2011

Agent:

Ward:
Wetheral

Location:
Carlisle Golf Club, Aglionby, Carlisle, CA4 8AG

Grid Reference:
344317 556223

Proposal: Provision Of New Entrance Wall And Paving

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0466

Applicant:
Mr Alan Sharpley

Parish:
St Cuthberts Without

Date of Receipt:
13/06/2011

Agent:

Ward:
Dalston

Location:
26 Cawflands, Durdar, Carlisle, CA2 4UH

Grid Reference:
340569 551099

Proposal: Erection Of Single Storey Rear Extension To Provide Extended Kitchen/Diner And 2no. Bedrooms

Amendment:

Decision: Grant Permission

Date: 14/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

11/0467 Mr Alan Irving Hayton

Date of Receipt: 02/06/2011
Agent: Metcalfe Plant Hire Ltd
Ward: Hayton

Location: Toppin Castle, Heads Nook, Carlisle, Cumbria, CA8 9AX
Grid Reference: 349664 557111

Proposal: Proposed Slurry Lagoon

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0469
Applicant: Carlisle Squash Club
Parish:

Date of Receipt: 03/06/2011 08:00:21
Agent: Green Design Group
Ward: St Aidans

Location: Carlisle Squash Club, Rugby Ground, Warwick Road, Carlisle, CA1 1LW
Grid Reference: 341203 556007

Proposal: New Roof Covering Over Existing Roof (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 28/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No: 11/0472
Applicant: Mr Trevor Tiffen
Parish: Carlisle

Date of Receipt: 06/06/2011
Agent:
Ward: Upperby

Location: 168 Scalegate Road, Carlisle, Cumbria, CA2 4PR
Grid Reference: 340761 553563

Proposal: Proposed Two Storey Rear Extension To Provide Dining Room On

SCHEDULE E: Decisions Issued Under Delegated Powers

Ground Floor With 2No. Bedrooms Above

Amendment:

Decision: Grant Permission

Date: 01/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0477

Applicant:
Mr Scott

Parish:
Dalston

Date of Receipt:
07/06/2011 08:00:24

Agent:
Edwin Thompson LLP

Ward:
Dalston

Location:
Land at Nook Lane, Dalston, Carlisle

Grid Reference:
336337 549701

Proposal: Erection Of Agricultural Building For Cattle Together With Concrete Hard Standing Area And Small Storage Area To House Agricultural Equipment (Revised Application)

Amendment:

Decision: Grant Permission

Date: 18/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0479

Applicant:
Reiver Lodges Ltd

Parish:
Rockcliffe

Date of Receipt:
08/06/2011

Agent:

Ward:
Longtown & Rockcliffe

Location:
The Modular Centre, Harker, Carlisle, Cumbria, CA6 4DS

Grid Reference:
339510 560909

Proposal: Variation Of Condition 3 Of Previously Approved Permission 10/0820

Amendment:

Decision: Grant Permission

Date: 18/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0485

Applicant:
Mrs Yvette Slater

Parish:
Carlisle

Date of Receipt:
24/06/2011

Agent:

Ward:
Denton Holme

Location:
9 Shankly Road, Carlisle, Cumbria, CA2 5SL

Grid Reference:
339653 554672

Proposal: Two Storey Side Extension To Provide Utility And Dining Room On Ground Floor With En-Suite Bedroom Above

Amendment:

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0487

Applicant:
Mr Allen

Parish:
Beaumont

Date of Receipt:
13/06/2011

Agent:
Black Box Architects
Limited

Ward:
Burgh

Location:
Linsum, Beaumont, Carlisle, CA5 6EF

Grid Reference:
334814 559358

Proposal: Partial Demolition Of Existing Detached Garage And Erection Of Side Extension To Existing To Provide Lobby And WC On Ground Floor And First Floor Extension Above For Office And Music Room

Amendment:

Decision: Grant Permission

Date: 04/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0488

Applicant:
Balfour Beatty Civil
Engineering

Parish:
Brampton

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

20/06/2011

Brampton

Location:

Irthing Bridge, Longtown Road, Brampton, CA8 2AT

Grid Reference:

351276 562318

Proposal: Maintenance Work To Restore The Structural Integrity Of The Bridge; Including Local Repairs To The Pointing On The Elevations Of The Structure, Repairs To Various Areas Of Damaged And Weathered Sandstone Masonry On The Elevations And Parapet Walls Of The Structure, Removal Of The Deck Fill Material, Road Surface And Replacement Of Fill With Lightweight Foamed Concrete And New Bituminous Surfacing (LBC)

Amendment:

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0489

Applicant:

Balfour Beatty Civil
Engineering

Parish:

Brampton

Date of Receipt:

20/06/2011

Agent:

Ward:

Brampton

Location:

Cambeck Bridge, A6071, Brampton, Cumbria, CA8
2AX

Grid Reference:

350946 562677

Proposal: Maintenance Of The Grade II Listed Structure To Ensure That Structural Integrity Continues; Including Masonry Repairs, Repointing To Masonry And Removal And Replacement Of The Deck Fill Material With Foamed Concrete (LBC)

Amendment:

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0491

Applicant:

Hotter Comfort Concept
Shoes

Parish:

Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
09/06/2011 13:00:43

Agent:
Ampers and Associates

Ward:
Castle

Location:
23-25 English Street, Carlisle, CA3 8JW

Grid Reference:
340130 555877

Proposal: Installation Of 1no. New Non-Illuminated Fascia Sign, 1no. New Non Illuminated Hanging Sign And 2no. Internally Applied Vinyl Graphics To Shopfront Glazing

Amendment:

Decision: Grant Permission

Date: 21/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0492

Applicant:
Hotter Comfort Concept
Shoes

Parish:
Carlisle

Date of Receipt:
09/06/2011 13:00:57

Agent:
Ampers and Associates

Ward:
Castle

Location:
23-25 English Street, Carlisle, CA3 8JW

Grid Reference:
340130 555877

Proposal: Installation Of Signage, Decorations To Existing Shopfront And Internal Shop Re-Fit (LBC)

Amendment:

Decision: Grant Permission

Date: 21/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0493

Applicant:
Dobbies Garden Centres
Ltd/Linton Tweeds Ltd

Parish:
Dalston

Date of Receipt:
09/06/2011

Agent:
Manson Architects

Ward:
Dalston

Location:
Westwood Garden Centre and surrounding land,
Orton Grange, Carlisle, CA5 6LB

Grid Reference:
335540 551689

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Discharge Of Condition 19 (List Of Invasive Non Native Species That Shall Not Be Sold From The Premises) Of Previously Approved Permission 10/0429

Amendment:

Decision: Grant Permission

Date: 12/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0494

Applicant:
David Irving Developments Hayton Limited

Parish:

Date of Receipt:
10/06/2011

Agent:
Hogg & Robinson Design Services

Ward:
Great Corby & Geltsdale

Location:
L/A The Bungalow, to rear of Village Hall, Talkin, Brampton

Grid Reference:
354999 557350

Proposal: Erection Of Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 21/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0500

Applicant:
Mr Gary Clifford

Parish:
Farlam

Date of Receipt:
15/06/2011

Agent:
Mr Roderick Ogilvy

Ward:
Irthing

Location:
Arlots, Coal Fell, Hallbankgate, Brampton, Cumbria, CA8 2PT

Grid Reference:
359261 559642

Proposal: Erection Of Side Extension To Provide 2no. Ensuite Bedrooms And Living Room On Ground Floor With Storage And Study In Roof Space

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 29/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0501

Applicant:
Persimmon Homes
Lancashire

Parish:
Wetheral

Date of Receipt:
16/06/2011

Agent:

Ward:
Wetheral

Location:
Land adjacent Alexandra Drive, Durranshill Road,
Carlisle

Grid Reference:
342900 555248

Proposal: Installation Of Mobile Sales Cabin (Retrospective)

Amendment:

Decision: Refuse Permission

Date: 05/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0502

Applicant:
Persimmon Homes
Lancashire

Parish:
Wetheral

Date of Receipt:
20/06/2011

Agent:

Ward:
Wetheral

Location:
Land adjacent Alexandra Drive, Durranshill Road,
Carlisle

Grid Reference:
342900 555248

Proposal: Display Of Non-Illuminated Stackerboard Sign And 2No. Flag Poles

Amendment:

Decision: Grant Permission

Date: 04/08/2011

Between 02/07/2011 and 05/08/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
11/0512

Applicant:
Ceramic Systems
(Northern) Ltd

Parish:
Carlisle

Date of Receipt:
15/06/2011 08:00:30

Agent:
Hyde Harrington

Ward:
Belah

Location:
Unit 3, Site 26, Kingstown Broadway, Kingstown
Industrial Estate, CA3 0HA

Grid Reference:
339107 559112

Proposal: Display Of 1No. Non-Illuminated Fascia Sign And 1No. Non-Illuminated
Free-Standing Advertisement Board

Amendment:

1. Free-Standing Sign Deleted From The Application

Decision: Grant Permission

Date: 25/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0513

Applicant:
Scania (GB) Ltd

Parish:
Carlisle

Date of Receipt:
27/06/2011

Agent:
Mr Simons

Ward:
Belah

Location:
Graham Commercials, 41 Kingstown Broadway,
Kingstown Industrial Estate, Carlisle, CA3 0HA

Grid Reference:
339166 559112

Proposal: Display Of 2no. Internally Illuminated Fascia Signs

Amendment:

Decision: Grant Permission

Date: 04/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0514

Applicant:
Mr Alan Massey

Parish:
Wetheral

Date of Receipt:
16/06/2011

Agent:
Mr Les Armstrong

Ward:
Great Corby & Geltsdale

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

11 The Whins, Heads Nook, Brampton, Cumbria,
CA8 9AL

Grid Reference:

349281 555152

Proposal: Erection Of Single Storey Extension To Rear To Provide Extended Kitchen And En-Suite Bedroom; Conversion Of Existing Garage Into Boiler Room And Workroom. Erection Of Chimney To Living Room And Additional Parking To Front Of Property

Amendment:

Decision: Grant Permission

Date: 01/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0515

Applicant:

University of Cumbria

Parish:

Carlisle

Date of Receipt:

17/06/2011 13:00:36

Agent:

Swarbrick Associates

Ward:

St Aidans

Location:

Centre For Sport And Exercise Therapy Resources,
University of Cumbria, Fusehill Street, Carlisle, CA1
2HH

Grid Reference:

340931 555576

Proposal: Re-Roofing Works To Dining Hall/ Servery/ Kitchens To The Rear Of Skiddaw Building, Including Reslating To Match And Replacement Rainwater Goods (LBC)

Amendment:

Decision: Grant Permission

Date: 27/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0521

Applicant:

Mr Roy Smith

Parish:

Brampton

Date of Receipt:

28/06/2011

Agent:**Ward:**

Brampton

Location:

1 St Martins Court, Brampton, Cumbria, CA8 1PL

Grid Reference:

352689 560978

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Single Storey Rear Extension To Provide Sun Room

Amendment:

Decision: Grant Permission

Date: 02/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0527

Applicant:
Mrs D Cosimini

Parish:
Carlisle

Date of Receipt:
23/06/2011

Agent:

Ward:
Belle Vue

Location:
Land adjacent to 152 Orton Road, Carlisle, CA2
7HD

Grid Reference:
337909 555332

Proposal: Discharge Of Condition 3 (Brick Sample) Of Previously Approved
Permission 11/0116

Amendment:

Decision: Grant Permission

Date: 04/07/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0529

Applicant:
Mr & Mrs Harmse

Parish:
Carlisle

Date of Receipt:
24/06/2011

Agent:
Edenholme Architectural
Surveyors

Ward:
Yewdale

Location:
37 Glaramara Drive, Carlisle, CA2 6QP

Grid Reference:
337534 554215

Proposal: Single Storey Rear Extension To Provide Sun Room

Amendment:

Decision: Refuse Permission

Date: 29/07/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0532

Applicant:
Ms Corbishley

Parish:
Stanwix Rural

Date of Receipt:
23/06/2011 08:00:25

Agent:
Ian Carrick (Designs)

Ward:
Stanwix Rural

Location:
Brunstock Cottage, Brunstock, Carlisle, CA6 4QG

Grid Reference:
341812 559328

Proposal: Demolition Of Existing Playroom And Conservatory And Erection Of Two Storey Side Extension To Provide Playroom And Orangery On Ground Floor With 1No. En-Suite Bedroom Above; First Floor Extension Above Utility Room To Provide 1No. Bedroom (LBC) (Revised Application)

Amendment:

Decision: Grant Permission

Date: 04/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0533

Applicant:
Ms Corbishley

Parish:
Stanwix Rural

Date of Receipt:
23/06/2011 08:00:40

Agent:
Ian Carrick (Designs)

Ward:
Stanwix Rural

Location:
Brunstock Cottage, Brunstock, Carlisle, CA6 4QG

Grid Reference:
341812 559328

Proposal: Demolition Of Existing Playroom And Conservatory And Erection Of Two Storey Side Extension To Provide Playroom And Orangery On Ground Floor With 1No. En-Suite Bedroom Above; First Floor Extension Above Utility Room To Provide 1No. Bedroom (Revised Application)

Amendment:

Decision: Grant Permission

Date: 04/08/2011

Between 02/07/2011 and 05/08/2011

Appn Ref No:
11/0547

Applicant:
Story Homes

Parish:
Brampton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:

04/07/2011

Agent:

Ward:

Brampton

Location:

Former Highways Depot & Dandycroft, Station Road, Brampton, CA8 1EU

Grid Reference:

353782 561006

Proposal: Non Material Amendment Relating To Previously Approved Planning Application 10/0346 For The Internal Alteration To Plots 13, 14, 20, 21, 28 And 29 To Remove Internal Wall Resulting In 2no. Bed Units Instead Of 3no. Bed Units And Amendment To Rear Elevation Of Plots 20, 21, 28 And 29 To Provide One Window Not Two

Amendment:

Decision: Amendment Accepted

27/07/2011

Date:

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0562

Applicant:

Mr Anderson

Parish:

Dalston

Date of Receipt:

06/07/2011

Agent:

Carrock Architects

Ward:

Dalston

Location:

Haddon Grange, 48 The Green, Dalston, Carlisle, CA5 7QD

Grid Reference:

336871 549287

Proposal: Non Material Amendment Of Previously Approved Permission 11/0170

Amendment:

Decision: Amendment Accepted

21/07/2011

Date:

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0613

Applicant:

Mr Colin Martin

Parish:

Carlisle

Date of Receipt:

19/07/2011

Agent:

Mr John Hughes

Ward:

Yewdale

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

144 Yewdale Road, Carlisle, CA2 7SD

Grid Reference:

337260 555450

Proposal: Non Material Amendment Relating To Previously Approved Application
11/0052 To Include A Glazed Side Panel

Amendment:

Decision: Amendment Accepted

29/07/2011

Date:

Between 02/07/2011 and 05/08/2011

Appn Ref No:

11/0618

Applicant:

Story Homes

Parish:

Brampton

Date of Receipt:

20/07/2011 13:00:15

Agent:**Ward:**

Brampton

Location:

Former Highways Depot & Dandycroft, Station
Road, Brampton, CA8 1EU

Grid Reference:

353787 561016

Proposal: Discharge Of Condition 5 (Access) Relating To Previously Approved
Appn Ref: 10/0870

Amendment:

Decision: Grant Permission

Date: 03/08/2011
