

SCHEDULE A: Applications with Recommendation

21/0115

Item No: 05

Date of Committee: 23/07/2021

Appn Ref No:
21/0115

Applicant:
William Barton

Parish:
Burgh-by-Sands

Agent:
Day Cummins

Ward:
Dalston & Burgh

Location: Builders Yard, Brookside House, Thurstonfield, Carlisle, CA5 6HQ

Proposal: Erection Of 7no. Dwellings On Site Of Former Builders Yard & Paddock

Date of Receipt:
15/02/2021

Statutory Expiry Date
14/04/2021

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

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

3. Application Details

The Site

- 3.1 The application site is located on the eastern fringe of the village of Thurstonfield and comprises a 0.6 hectare parcel of land. The site is bounded by a mature hedgerow along its frontage which continues partially

along the eastern boundary. A stock fence defines the boundary to the north whilst to the west, is the rear of the former officer building and a row of conifer trees. The slopes from the road to the south down to north.

- 3.2 Adjacent to the site to the west is Brookside House and former builders yard. To the south, is Lough House albeit this is approximately 75 metres away and is separated by intervening land. There are no properties to the north or east.
- 3.3 The application site appears to be used as grazing land and once within the site is relatively level. A vehicular access exists which punctuates the southern hedgerow.

The Proposal

- 3.4 The application seeks full planning permission for the erection of seven dwellings on the site. The submitted layout plan shows the development utilising the existing access between Brookside House and the office building with the access directly though into the field further to the east being closed.
- 3.5 The submitted layout plan shows the development utilising the existing access into the site. An access road would be constructed centrally through the site which would serve the properties. Two properties would be constructed to the north whilst the remaining five properties would be to the south of the road. The development would comprise of three, four and five bedroom dwellings detached houses some with integral and some with detached garages.
- 3.6 The application details that the properties would be constructed from facing brickwork, natural slate and aluminium grey windows.

4. Summary of Representations

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

5. Summary of Consultation Responses

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

Local Highways Authority

The proposed development of 7 dwellings on the site of a former builders yard and paddock at Thurstonfield is proposed to be accessed via an existing access onto the B5307. The existing access is stated to be 4.8m in width with a 4.8m carriageway proposed through the development site with a turning head to enable vehicles to enter and leave the site in a forwards gear. The development also provides linkage to the existing footway network within

Thurstonfield. It is noted within the access statement that the carriageways within the development are to be offered for adoption by the Highways Authority. The Highways Authority have no objections with regards to the roads being designed to an adoptable standard in principle, but further information is required to be submitted regarding the detailed design and how the carriageway is to be drained. It is deemed however that this information can be provided at a later stage of the planning process and secured through the use of conditions stated at the end of this response.

The access is located within the 30mph speed limit which necessitates visibility splays of 2.4m x 60m in accordance with the requirements of the Cumbria Development Design Guide. The applicant has demonstrated within drawing number C001 that visibility splays of 2.4m x 60m can be achieved from the site access providing a 35m section of hedge is removed. The Highways Authority have no objections with regards to the hedge being removed and as such the visibility splays are achievable for the proposed access.

In accordance with the Cumbria Development Design Guide the following car parking spaces are required for each dwelling:

- a five bedroom dwelling = 3 car parking spaces;
- a four bedroom dwelling = 2 car parking spaces;
- a three bedroom dwelling = 2 car parking spaces.

Each of the car parking spaces is to be 2.4m x 5m and located within the curtilage of each dwelling. It is stated within the layout plan that the development is to provide:

- 2, three bedroom dwellings;
- 4, four bedrooms dwellings;
- 1, five bedroom dwelling.

As such the car parking requirement for the development is 13 car parking spaces within the curtilage of the development. Following a review of the block plan submitted it is detailed that there is sufficient space within the curtilage of each dwelling to accommodate the car parking provision required, with an additional 2 visitor car parking spaces. This provision is acceptable to the Highways Authority.

Conclusion

The Highways Authority has no objections with regards to the approval of planning permission subject to the conditions being applied to any consent the council may wish to grant.

Lead Local Flood Authority (LLFA)

The applicant has detailed within the application forms for this full planning application that the surface water discharge for the development is proposed to discharge into Powburgh Beck on the northern boundary of the site. As noted within the Flood Risk Assessment (FRA) submitted by the applicant, the majority of the site is located within Flood Zone 2; however a small section on the north west boundary of the site is located within Flood Zone 3.

The proposed layout of the development indicates that all dwellings are to be solely located in the area encompassed by Flood Zone 2 and no dwellings are in Flood Zone 3. The FRA considered that the flood water encroachment from Flood Zone 3 will be a maximum level of 26.5mAOD and therefore all thresholds for properties are to be above this level to prevent internal flooding.

The applicant has stated within the FRA that intrusive ground investigations have confirmed that infiltration is not viable due to the ground conditions and high water table. However, the applicant has not undertaken a series of infiltration tests to determine if infiltration is a viable method of surface water disposal in line with the hierarchy of drainage options set out in the Cumbria Development Design Guide. The applicant is to undertake a series of infiltration tests on site in accordance with the BRE 365 method and submit the results to the LLFA for comment. If the infiltration results are negative then discharge of surface water into the ordinary watercourse can be considered.

Due to the potential any drainage design could have on the layout and local area, drainage information is required before further assessment of this application can be made. This should include a minimum assessment of:

- existing flow routes from site;
- any existing drainage in relation to the site;
- greenfield runoff rates;
- details of propose discharge method (including analysis of soils / contamination etc);
- proposed drainage layout plans;
- contributing areas plan;
- proposed treatment of surface water;
- supporting calculation (design to Non-statutory technical standards for sustainable drainage (March 2015) including appropriate allowances for climate change and urban creep);
- exceedance routes;
- who will maintain the drainage system?;
- maintenance plan;
- any other relevant site-specific information that may impact the drainage design.

Further assessment will be made once the above information has been provided. However, it should be noted that a construction management condition should also be applied to ensure surface water is sufficiently managed during the site construction phase to prevent pollution and increased flood risk;

Burgh-by-Sands Parish Council: - there were no allocated sites for development within Thurstonfield. Carlisle District Local Plan Housing Strategy 5 Housing Objectives states that housing should 'meet the aspirations of the existing residents, including those with a need for affordable housing and those wishing to move to the area'. To date all houses on windfall sites and proposed sites have not met the needs of those requiring affordable housing.

Flooding Concerns

This area has been prone to flooding in the past and if surface water is directed to the nearby watercourse (Powburgh beck) because direct infiltration is not possible due to the ground conditions and high water table, this might add to flooding problems further into Thurstonfield Village .(Ref Carlisle District Local Plan: Policy CC4 1 b and CC5)

Foul Water

There seems to be some uncertainty regarding the connection to the main sewerage manhole beside Brook House and whether this will be adequate and that If a pumped system is needed that the pumping system should be located outwith the flood encroachment area so that its vulnerability inundation is minimised. As Thurstonfield sewerage system runs from East to West, this might impact on the system within neighbouring villages;

Local Environment, Waste Services: - no objection. There is a turning head and this looks sufficient to access the site and leave in a forward gear;

Natural England: - no objection;

United Utilities: - in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. No objection subject to the imposition of conditions.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. At a national level, the relevant considerations include the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- 6.2 The Development Plan for the purposes of the determination of this application comprise Policies SP2, SP6, HO2, IP2, IP3, IP4, IP6, CC4, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are of particular relevance. The City Council's Supplementary Planning Document 'Achieving Well Designed Housing' (SPD) is also a material planning consideration. The proposal raises the following planning issues.

1. Whether The Principle Of Residential Development Is Acceptable

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

sustainable development stating that:

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

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

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

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

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

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

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

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

- 6.8 Paragraphs 124 to 132 of the NPPF which emphasises that the creation of high quality buildings and places is fundamental to what the planning system and development process should achieve. The Framework has a clear expectation for high quality design which is sympathetic to local character and distinctiveness as the starting point for the design process. Paragraph 127 outlines that:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the

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

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

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

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

6.11 Given the topography of the land, the properties would be sited at a lower level than the adjacent road. The properties themselves, whilst being of modern appearance, would be constructed of appropriate materials. The scale, layout and design are considered appropriate. A planning condition is included within the decision notice requiring the retention and protection of the hedgerow along the southern boundary during construction works together with the submission of a landscaping scheme for the development as a whole. Accordingly, the development would be appropriate on the edge

of the village and would not result in a discordant feature or adversely affect the character and appearance of the area as a whole.

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

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

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

- 6.15 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusive.
- 6.16 The principle of residential development would not in itself prejudice the living conditions of the occupiers of any neighbouring properties. Although the site slopes down south to north, Brookside House to the west which is also within the applicant's ownership but currently vacant, is not subject to similar change on levels and is sited at a higher point being adjacent to the road. The development would afford appropriate distances between existing and future occupiers of the properties and given the orientation of the application site with the neighbouring properties a scheme could be developed without the occupiers of neighbouring properties suffering from an unreasonable loss of daylight or sunlight subject to an appropriate scheme. Likewise, and for the same reason, the siting, scale and design of the development will not adversely affect the living conditions of the occupiers of the neighbouring properties by virtue of over-dominance.

4. Highway Issues

- 6.17 The site is within the 30 mph speed limit of the village. There is an existing agricultural access to the land but this would be closed up as part of the development which would utilise the existing access which serves Brookside House and the former builders yard to the west. Cumbria County Council as the Local Highways Authority (LHA) has raised no objection subject to the imposition of conditions and the proposal does not, therefore, raise any highway issues.

5. Development Within The Flood Zone

6.18 Part of the site lies within an area designated as Flood Zone 2 and as such there is potential for the site to flood and the proposed dwelling is referred to as a "more vulnerable" in flood risk terms.

6.19 Paragraph 160 of the NPPF states:

"The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."*

6.20 Paragraph:023 Reference ID: 7-023-20140306 Revision date: 06 03 2014 of the NPPG states:

"The Exception Test, as set out in [paragraph 160 of the Framework](#), is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Essentially, the 2 parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall."

6.21 The application is accompanied by a separate Site Plan which forms part of the Drainage Strategy and on which the flood zone has been specifically outlined and annotated. This shows that part of the site is located within Flood Zone 2 and is contained to the north east corner which the plans indicated would be "Pasture garden to No.7" and partly to the rear gardens of Plots 1 and 2. The remainder of the site is within Flood Zone 1 and as such, no buildings would be constructed within Flood Zone 2.

6.22 The Drainage Strategy and Flood Risk Assessment concludes:

"The residential development is classed as 'More Vulnerable' and is therefore permissible in Flood Zone 3a subject to the satisfactory resolution of the 'Exception Test'.

*The limited EA fluvial data which has been provided has been appraised and a maximum flood level of **26.500m A.O.D.** is considered to be a realistic worst case scenario for a 1:100 or greater annual probability of river flooding. The minimum ground floor level has been assessed at **27.250m A.O.D.** to provide an adequate freeboard for climate change and any local variations in*

water level.

The dwellings should include a suspended substructure to mitigate against a loss of volume beside the watercourse, and new permeable road levels should approximate to existing ground levels.

A surface water drainage outfall should be created directly into Powburgh Beck at/ about the North West corner of the site, with a maximum outfall limited to Q bar @ 3.4l/sec. The new site roadway should be of a permeable (no infiltration) construction to minimise potential pollution of the nearby beck.

New foul water drainage should be connected to the nearby UU system in the Public road beside Brookside House. General flood resilient construction is always sensible to 600mm above ground floor level due to the close proximity of the watercourse.

The development should be registered with the EA for flood warnings, and an Excavation Plan should be prepared prior to occupation, and the layout of the development should consider straightforward access/egress in relation to same."

- 6.23 The development would provide additional housing on the edge of Thurstonfield which is considered to be a suitable location for housing development. This would provide additional variety and choice to people looking to purchase a house within the district. The Drainage Strategy and Flood Risk Assessment takes account of the site conditions and proposes a series of recommendations that would be included as part of the development to address these. Subject to the inclusion of this document within the list of approved documents, and therefore bound by the planning condition, the proposal is acceptable.

6. Foul And Surface Water Drainage

- 6.24 In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy which should be considered in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
- 6.25 In order to protect against pollution, Policies IP6 and CC5 of the local plan seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application documents, submitted as part of the application, states that the foul drained would connect in the main sewer. The surface water would be disposed of into the existing watercourse.

- 6.26 For clarity, options relating to on-site drainage should be explored first; however, the Drainage Strategy and Flood Risk Assessment discounts this option due to *“the intrusive site investigation has confirmed that direct infiltration is not possible due to the ground conditions and high water table.”*
- 6.27 Members will note the detailed response submitted by Cumbria County Council as the Lead Local Flood Authority and the depth of additional information required which they state should be provide prior to determination to that a further assessment can be made.
- 6.28 Paragraph: 001 Reference ID: 21a-001-20140306 Revision date: 06 03 2014 of the NPPG states:

“Why are conditions imposed on a planning permission?”

When used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.”

- 6.29 Therefore, a condition could be imposed requiring the submission of this further information as part of a drainage strategy that would still meet the relevant conditions required by all conditions as its is necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.
- 6.30 Therefore, provided that the condition is imposed and subsequently discharged through the submission of an appropriate scheme, which would be subject to consultation with the LLFA, the scheme would be acceptable in terms of the drainage issues.

7. Impact Of The Proposal On Biodiversity

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

the Conservation (Natural Habitats, cc.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.

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

Conclusion

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

7. Planning History

- 7.1 Planning permission was granted in 2004 on part of the site for the erection of a double garage.
- 7.2 In 2008, part retrospective planning permission was approved for a change of use of land from domestic curtilage to the formation of a builders yard; installation of a parking area and material storage area; erection of a garage/ office block and machinery/ plant store.
- 7.3 Planning permission was refused in 2012 for a change of use of land to allow for an extension to the existing building contractors yard including formation of a new vehicular access.
- 7.4 In 2015, outline planning permission was approved for the demolition of a

builders office and erection of 4no. dwellings.

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 development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 9th February 2021;
 2. the Location and Block Plan as Proposed received 15th February 2021 (Drawing no. 10 PI);
 3. the Type A 4 Bedroom Detached With Detached Garage received 15th February 2021 (Drawing no. 04 Rev PI);
 4. the Type B 3 Bedroom Detached With Garage received 15th February 2021 (Drawing no. 05 Rev PI);
 5. the Type C 4 Bedroom House With Garage received 15th February 2021 (Drawing no. 06 Rev PI);
 6. the Type D and Garages 5 Bedroom House With Detached Garage received 15th February 2021 (Drawing no. 04 Rev PI);
 7. the Street Scenes Looking North, South and West received 15th February 2021 (Drawing no. 08 Rev PI);
 8. the Planting Plan received 15th February 2021 (Drawing no. 2026.01A);
 9. the Design and Access Statement received 15th February 2021;
 10. the Access Appraisal received 15th February 2021;
 11. the Tree Survey Report received 15th February 2021;
 12. the Preliminary Environmental Risk Assessment received 15th February 2021;
 13. the Ground Investigation report received 15th February 2021;
 14. the Drainage Strategy and Flood Risk Assessment received 15th February 2021;
 15. the Notice of Decision;
 16. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

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

The surface water drainage scheme should be accompanied by an assessment which as a minimum should include details of:

- existing flow routes from site;
- any existing drainage in relation to the site;
- greenfield runoff rates;
- details of proposed discharge method (including analysis of soils / contamination etc);
- proposed drainage layout plans;
- contributing areas plan;
- proposed treatment of surface water;
- supporting calculation (design to Non-statutory technical standards for sustainable drainage (March 2015) including appropriate allowances for climate change and urban creep);
- exceedance routes;
- who will maintain the drainage system?;
- maintenance plan;
- any other relevant site-specific information that may impact the drainage design.

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

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. Notwithstanding any details submitted, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

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

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

until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

6. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for approval before work commences on site. No work shall be commenced until a full specification has been approved in writing. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

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

Reason: To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

8. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
- details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, manoeuvring, loading and unloading for their
 - specific purpose during the development;
 - cleaning of site entrances and the adjacent public highway;
 - details of proposed wheel washing facilities;
 - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of
 - any materials on the highway;
 - the management of junctions to and crossings of the public highway and other public
 - rights of way/footway;
 - surface water management details during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

9. Prior to their use on site, samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

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

10. Prior to their use on site, full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

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

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

12. The use of the development shall not be commenced until the access has been formed with 6m metre radius kerbs, to give a minimum carriageway width of 4.8 metres, and that part of the access road extending 10 metres into the site from the existing highway has been constructed in accordance with details approved by the Local Planning Authority.

Reason: In the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

13. Any existing highway fence/ wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the local planning authority and which have subsequently been approved before the development is brought into use and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GL6 of the Carlisle District Local Plan 2015-2030.

15. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

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

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

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

17. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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

Reason: In accordance with Policy IP5 of the Carlisle District Local Plan 2015-2030.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

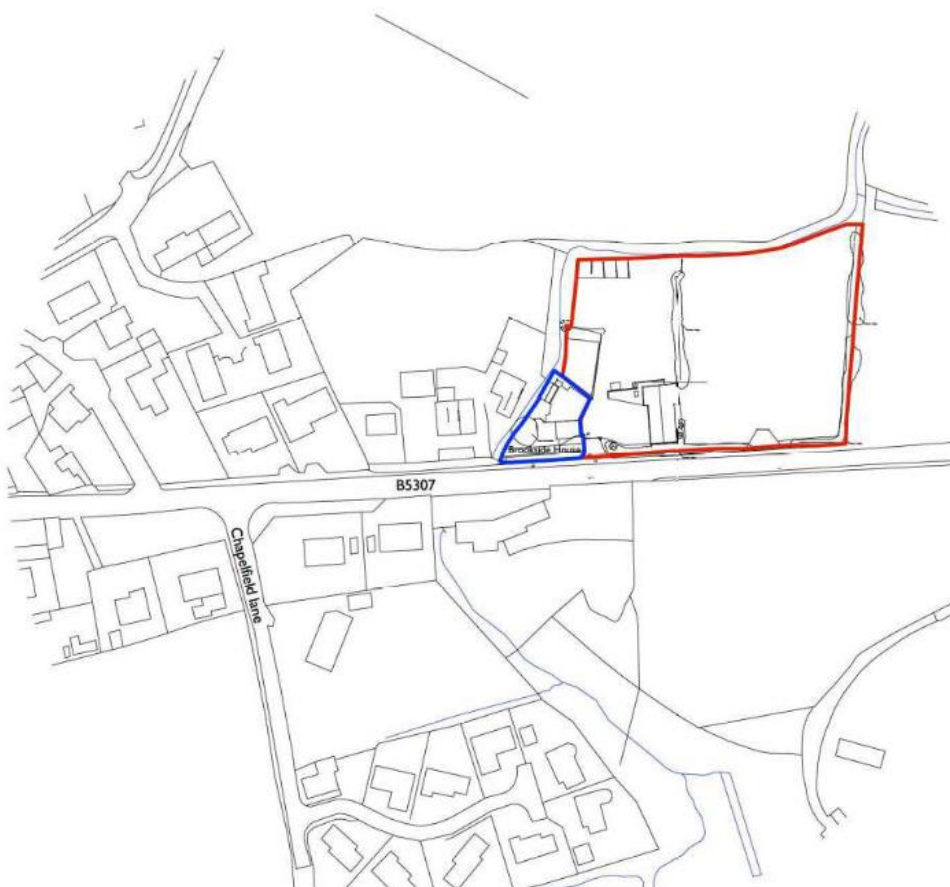
20. Any parking area subsequently approved shall be constructed in accordance with the approved plans before any dwelling is occupied.

Reason: To ensure adequate access is available for each occupier in accordance with Policies SP6, HO2 and IP3 of the Carlisle District Local Plan 2015-2030.



Block Plan as Existing
scale 1:500

0 5 10 15 25 35
Scale @ 1:500.

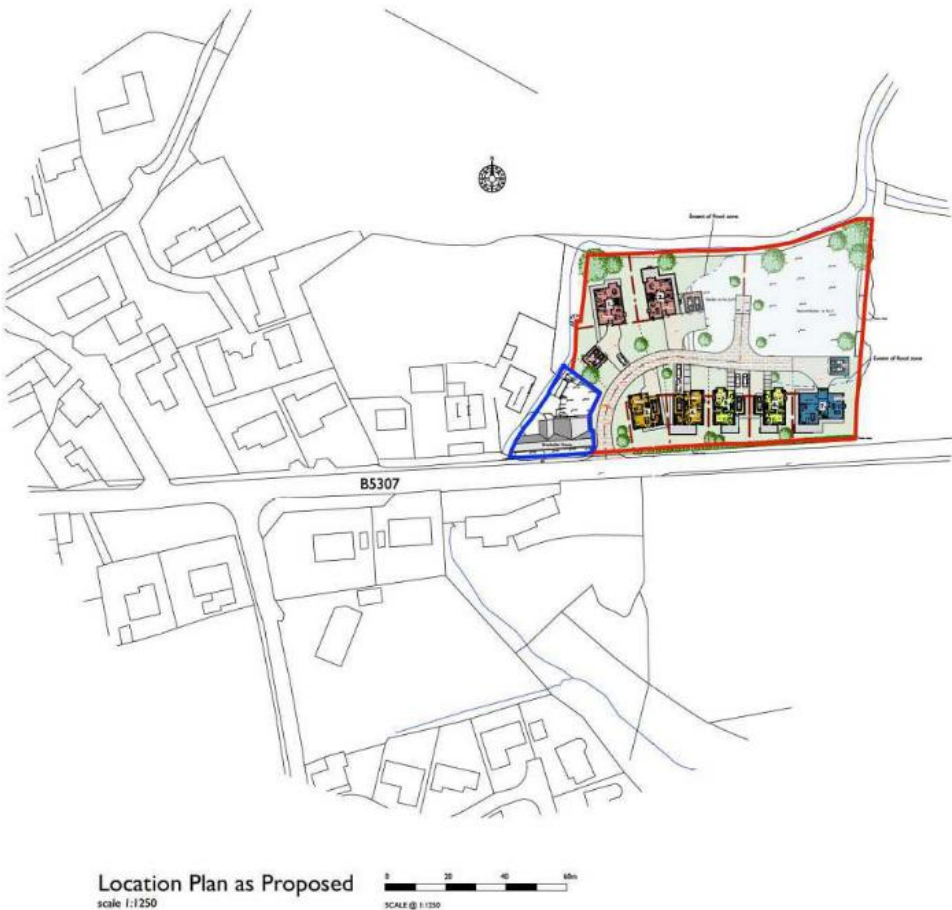


Location Plan as Existing
scale 1:1250

0 20 40 60
SCALE @ 1:1250



Rev:	Date:	Comments:	By:
Client:			
Mr W Barton			
			
DAY CUMMINS LIMITED Architects & Surveyors Lakeland Business Park Cockermouth Cumbria CA13 0QT Tel: 01900 820700 Fax: 01900 820701 email: dc@day-cummins.co.uk www.day-cummins.co.uk			
Project: Residential Development of Existing Builders Yard and Field at Brookside House, Thurstonfield.			
Drawing Title: Location and Block Plan as Existing			
Drawn: MDL	Checked: AW	Signed:	
Scale: 1:1250, 500	Date: 26/11/20	Paper Size: A2	
<small>ALL DIMENSIONS TO BE CHECKED ON SITE FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS THIS DRAWING IS COPYRIGHT</small>			
Project No: 5457	Drawing No: 09	Rev: PI	



Rev:	Date:	Comments:	By:
Client:			
Mr W Barton			
DAY CUMMINS			
DAY CUMMINS LIMITED			
Architects & Surveyors Lakeland Business Park Cockermouth Cumbria CA13 0QT Tel: 01900 820700 Fax: 01900 820701 email: dc@day-cummins.co.uk www.day-cummins.co.uk			
Project: Residential Development of Existing Builders Yard and Field at Brookside House, Thurstonfield.			
Drawing Title: Location and Block Plan as Proposed			
Drawn: MDL	Checked: AW	Signed:	
Scale: 1:1250, 500	Date: 26/01/21	Paper Size:	A2
ALL DIMENSIONS TO BE CHECKED ON SITE FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE THIS DRAWING IS COPYRIGHT DAY CUMMINS LIMITED			
Project No: 5457	Drawing No: 10	Rev: P1	

External Finishes

Roofs Blue Grey Slates

Fascia Boarding UPVC - colours for individual houses to be confirmed

Gutters & Downpipes UPVC - colours for individual houses to be confirmed

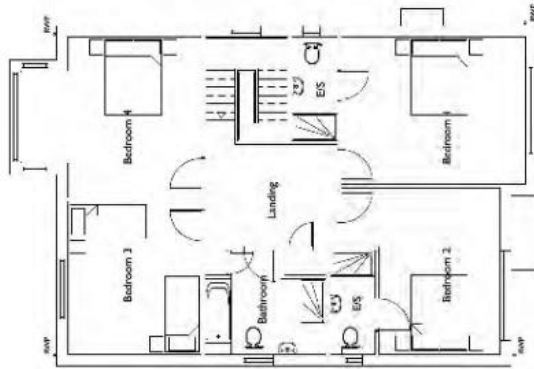
External Walls: Facing brick with brick banding

Feature Sills & Linolea Cast stone

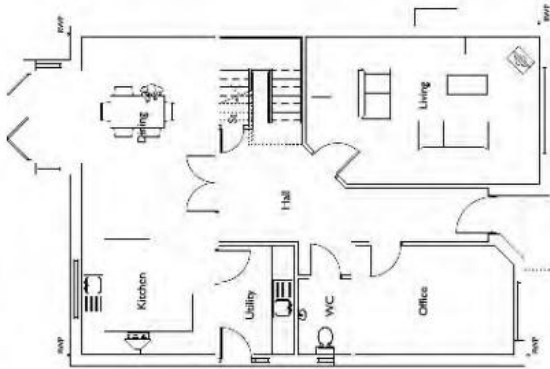
Windows / Glazed Screens Aluminium - Grey

External Doors Composite - colours for individual houses to be confirmed

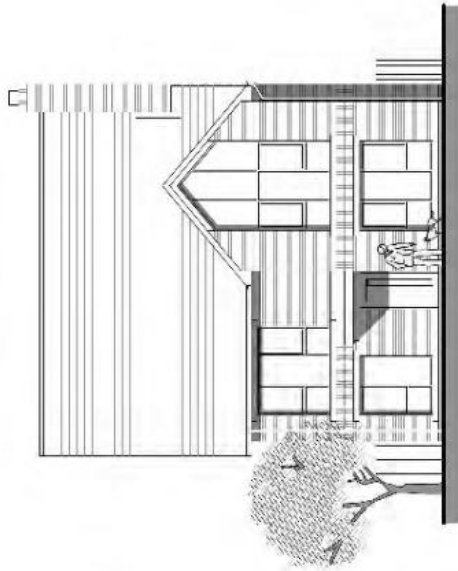
Individual house levels are as shown on the Proposed Site Plan



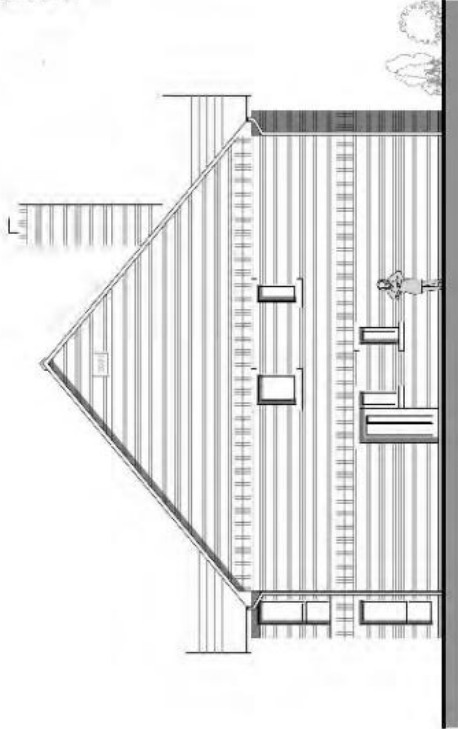
First Floor



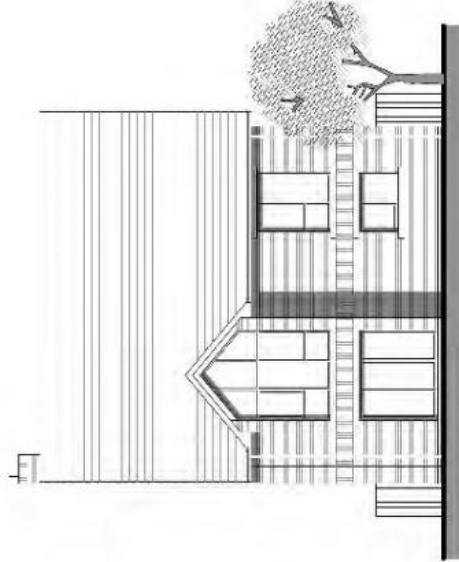
Ground Floor



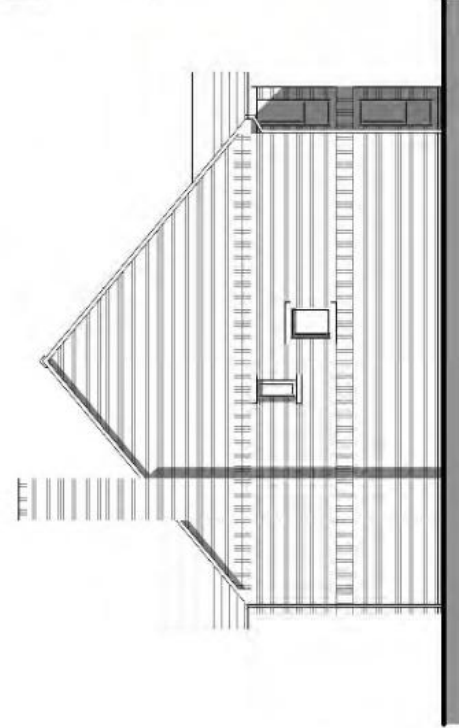
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Rev	Date	Comments	By
Client			

Mr W Barton

DAY CUMMINS

DAY CUMMINS LIMITED
Architects & Surveyors
Lafayette Business Park
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email: dc@day-cummins.co.uk
www.day-cummins.co.uk

Project Residential Development of Existing Builders Yard and Field at Brookside House, Thursfield.

Drawing Title Type A
4 Bedroom Detached with Detached Garage

Client MDL
Contract AW
Scale 1:100
Date 26/01/21
Drawn A2

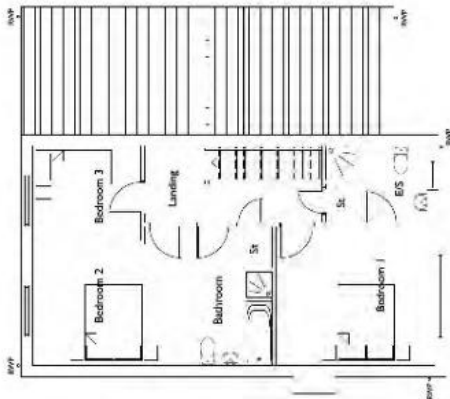
ALL DIMENSIONS TO BE CHECKED ON SITE
HOURS OF WORKING: 9.00AM TO 5.00PM
TO SATURDAY 10.00AM TO 4.00PM
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Project No: 5457
Drawing No: 04
PI

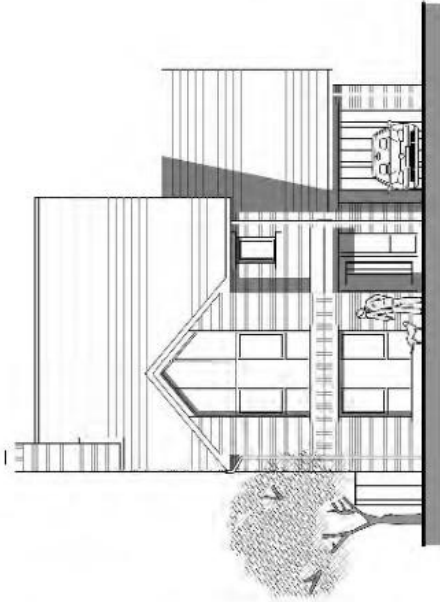
External Finishes

- Reef Blue Grey Slates
- Fascia Boardings UPVC - colours for individual houses to be confirmed
- Soffit Boardings UPVC - colours for individual houses to be confirmed
- Gutters & Downpipes UPVC Black
- External Walling Facing brick with brick banding
- Festure Sills & Linels Cast stone
- Windows / Glazed Screens Aluminium - Grey
- External Doors Composite - colour for individual houses to be confirmed

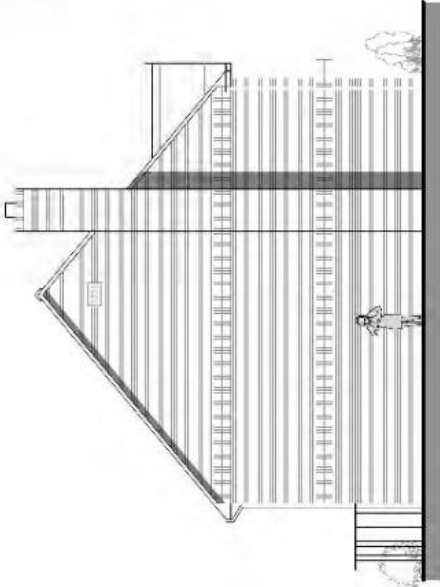
Individual house levels are as shown on the Proposed Site Plan



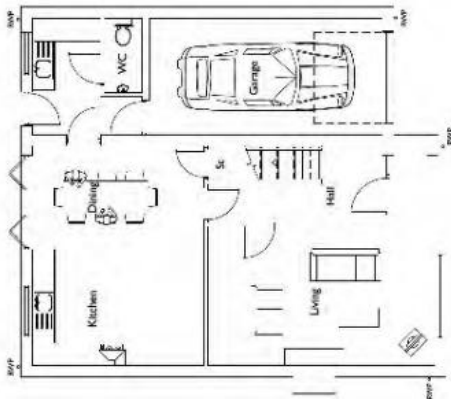
First Floor



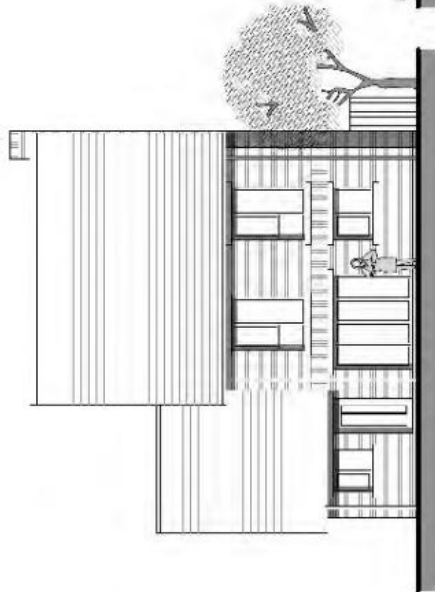
Front Elevation



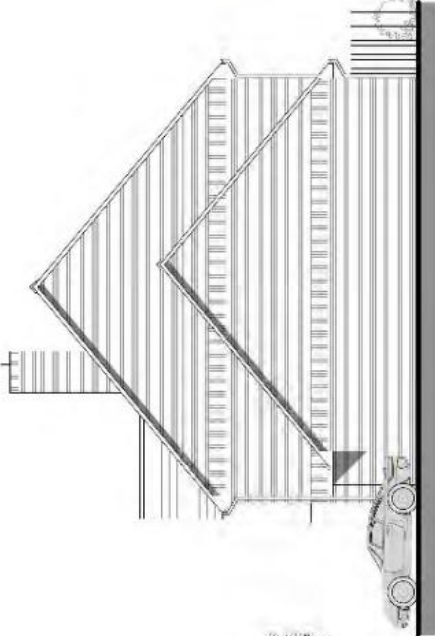
Side Elevation



Ground Floor



Rear Elevation



Side Elevation

Rev	Date	Comments	By
Client			

Mr W Barton



DAY CUMMINS LIMITED

Architects & Surveyors
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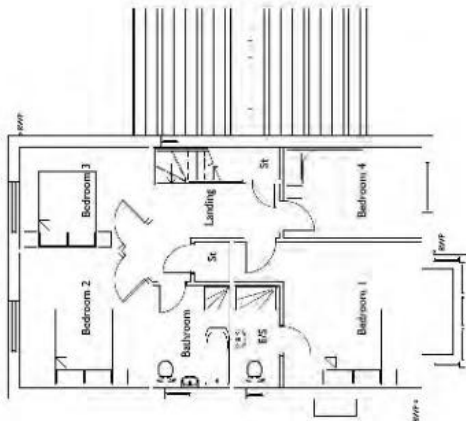
Project Residential Development of Existing
Builder's Yard and Field at Brookside House,
Thursfield.

Drawing Title				
Type B 3 Bedroom Detached with Garage				
Green:	MDL	Contract	AWY	Signoff
Scale	1:100	Date:	26/01/21	Issue
ALL DIMENSIONS TO BE CHECKED ON SITE FOR CONFORMANCE WITH THE PROPOSED PLANNED CONSTRUCTION AND TO BE ADJUSTED TO SUIT THE ACTUAL TO BE DRAUGHTSMAN'S EXPERTISE				
Project No	5457	1 Drawing For	05	PI

TYPE B - Plots 3 and 4
3 Bed House
129m2 Gross Internal Area Excl Garage

External Finishes

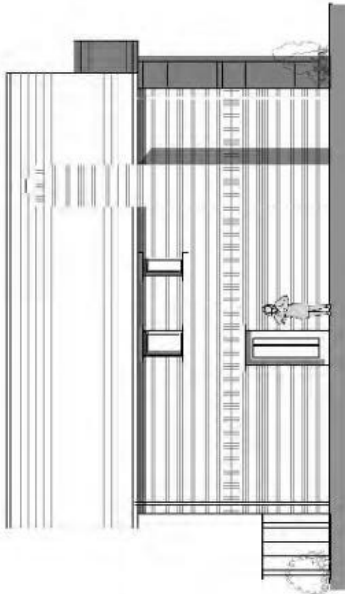
- Roof: Blue Grey Slates
- Fascia Boarding: UPVC - colours for individual houses to be confirmed
- Soffit Boarding: UPVC - colours for individual houses to be confirmed
- Gutters & Downpipes: UPVC Black
- External Walls: Facing brick with brick banding
- Feature Sills & Linels: Cast stone
- Windows / Glazed Screens: Aluminium - Grey
- External Doors: Composite - colours for individual houses to be confirmed



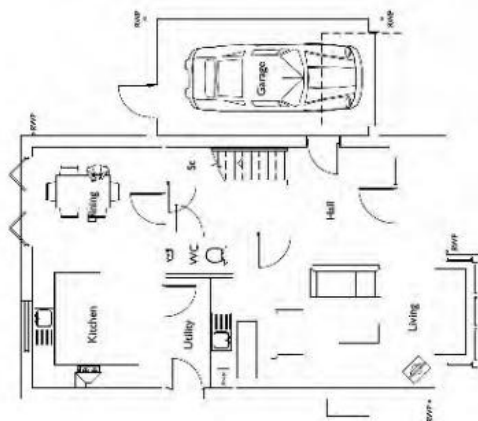
First Floor



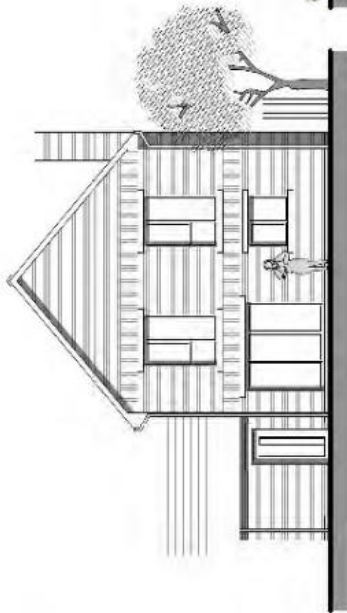
Front Elevation



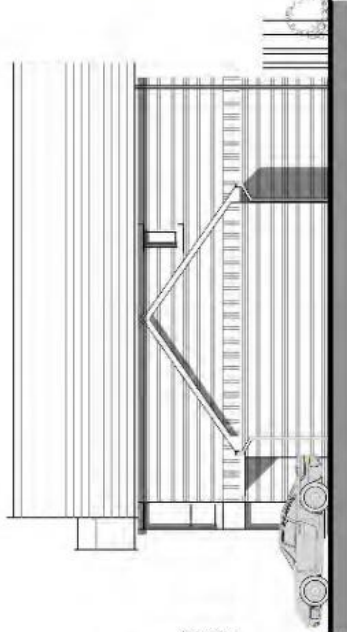
Side Elevation



Ground Floor



Rear Elevation



Side Elevation

Rev	Date	Comments	By
Client			

Mr W Barton

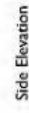
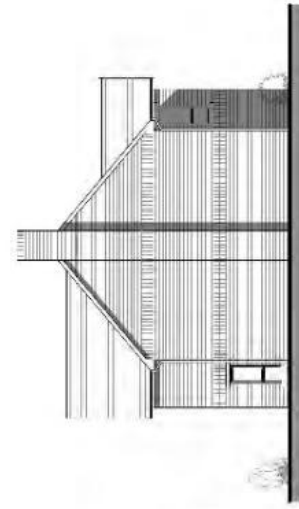
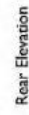
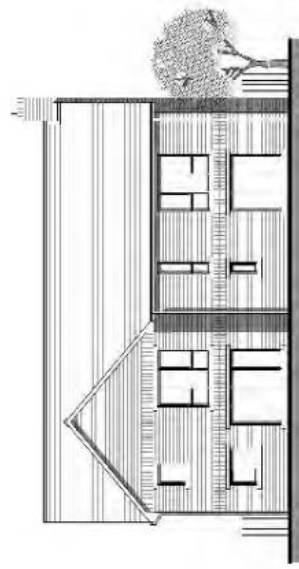
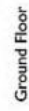
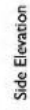
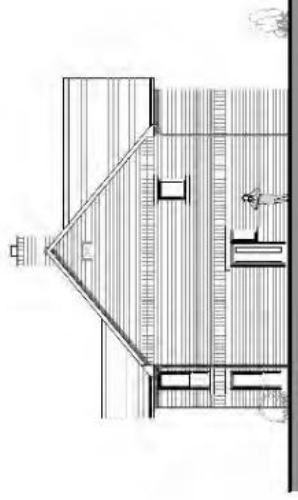
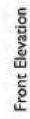
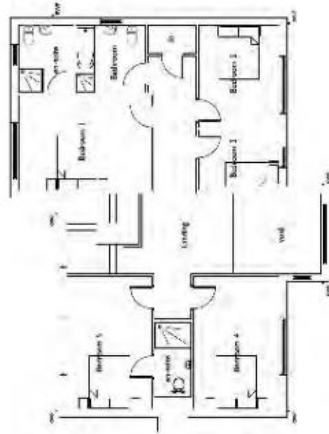


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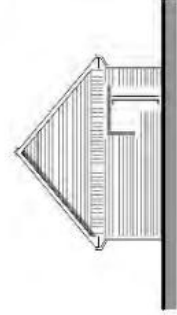
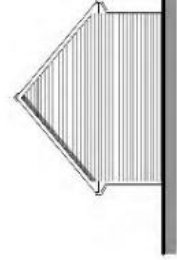
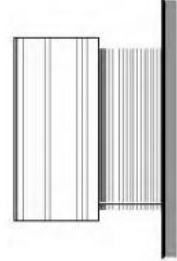
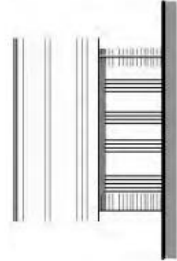
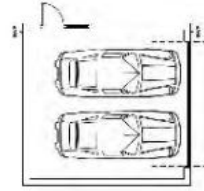
Project: Residential Development of Existing
Builder's Yard and Field at Brookside House,
Thursofield.

Drawing Title	Type C 4 Bedroom House with Garage
Drawn	MDL
Checked	AWY
Scale	1:100
Date	26/01/21
Project No	5457
Plot No	06
Page	P1

TYPE C - Plots 5 and 6
4 Bed House
136m2 Gross Internal Area Excl Garage



TYPE D - Plot 7
4 Bed House
259m2 Gross Internal Area Excl Garage



Garage Plan

Front Elevation

Rear Elevation

Side Elevation

Side Elevation

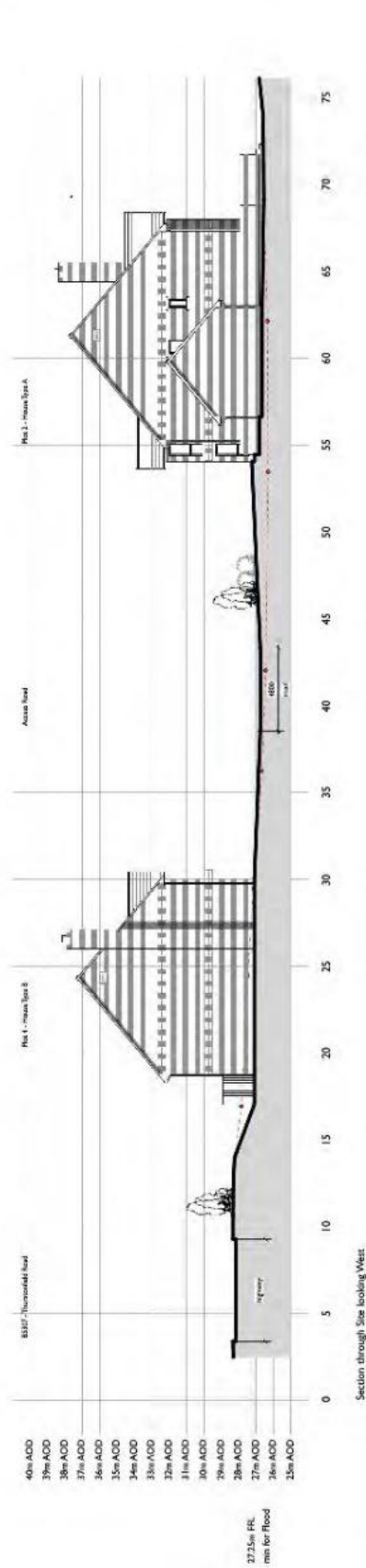
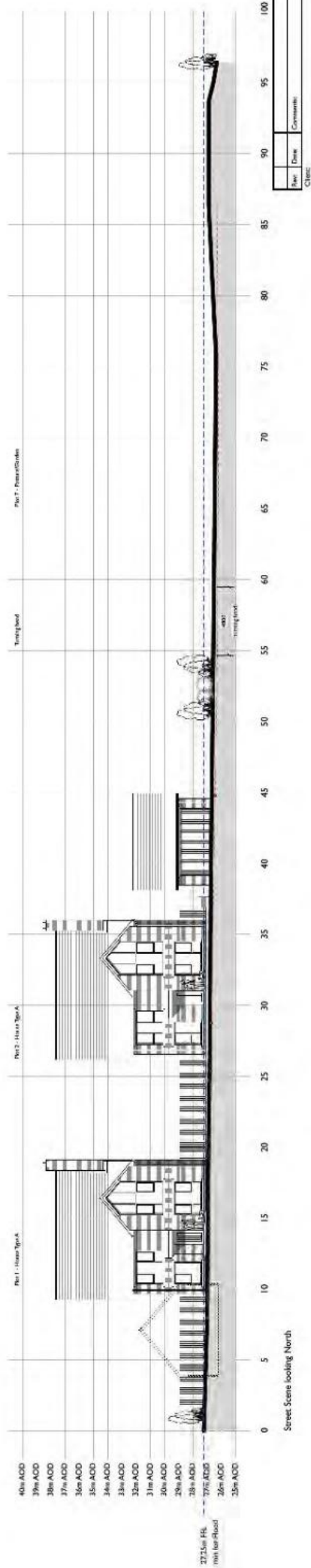
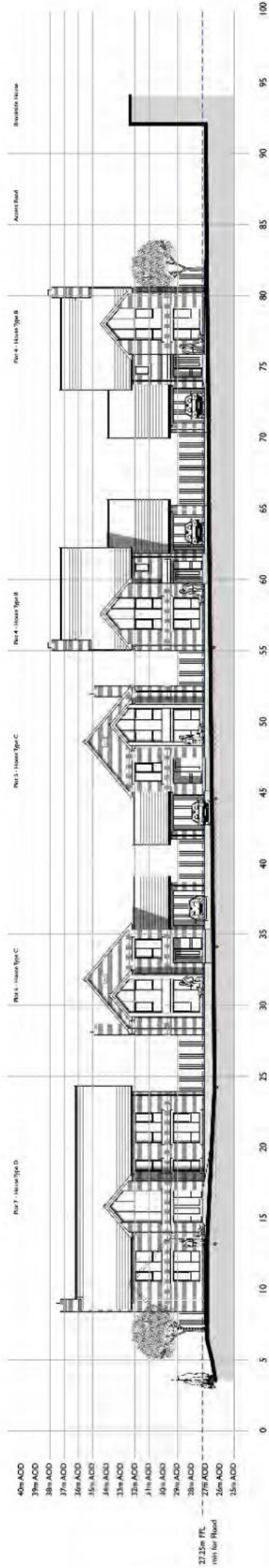
Garages - Plots 1, 2 and 7
32m2 Gross Internal Area

External Finishes
 Road Base Gray Base
 Pavement Markings: JPC - colored for individual lanes to be confirmed
 Softfill Bounding JPC - rubber for individual lanes to be confirmed
 Curbcut & Downspout: JPC Base
 External Water Pumping Mats with joint binding
 Feature Sills & Landscaping: Gray base
 Windows / Glazed Concrete: Aluminum - Gray
 External Drainage: Composite - colored per individual features to be confirmed

Individual household levels are as shown on

Scale Bar in Meters at 1:100

Mr. W Barton	 <p>RAY CUMMINS LIMITED Architects & Surveyors 100, The Quadrant, 100, The Quadrant, Colchester, Suffolk, CO1 1QT Tel: 01206 820006 Fax: 01206 820006 Email: info@ray-cummins.co.uk www.ray-cummins.co.uk</p>				
Residential Development of Existing Buildings third and field at Brookside House Thornecliffe	Type D and Garage E Redwood House with Detached Garage				
Shoring Site	PCOL	Shoring	Any	Signs	AI
	1100		24/6/12		
Project No	5457	07			
Project No	5457	07			



Editorial Assistant
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www.day-cummins.co.uk

Project: Residential Development of Existing Builders Yard and Field at Brookside House, Thurstonfield.

Drawing Title	Street Scenes looking North, South and West					
Drawn by	MDL	Checked by	AW	Signed by		
Date:	1/200	Date:	02/02/21	Project Date:	A3	
ALL DIMENSIONS TO BE CHECKED ON SITE HAIRED DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED TAKES DIMENSIONS AS SHOWN						
Project No.	5457	Drawing No.	08	Issue	PI	

PLANTING NOTES

Seeding

1. Topsoil to be 150mm deep (minimum) for new amenity grass areas, ensuring a free draining formation level prior to spreading topsoil.
2. Amenity grass seeded areas to be cultivated 300mm deep removing stones and other material over 20mm dia. and prepare for seeding.
3. Seed amenity grass areas with BHS Low Maintenance Amenity Grass mix at 30gms/m²

Plant Quality

1. Plants shall be supplied in accordance with BS3936 Parts 1, 2 and 10
2. All trees and shrubs are to be supplied healthy, bushy, balanced and well established. Trees are to be symmetrical and have a clear straight stem to a minimum of 2.0m above ground level.

Planting/Staking

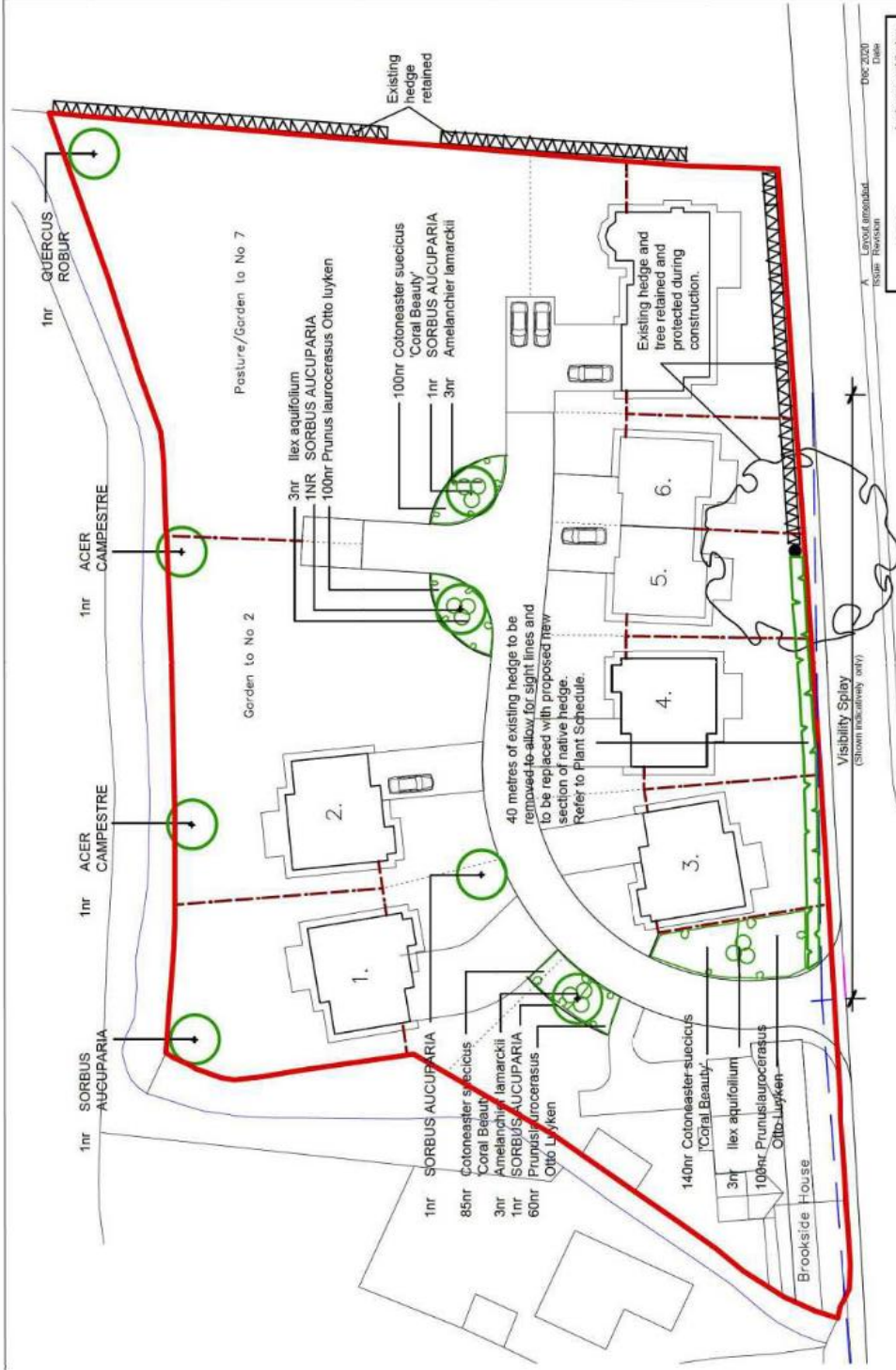
1. Topsoil shall be 450 mm deep (minimum) for new planted areas ensuring a free draining formation level prior to spreading topsoil.
2. Shrub areas to be cultivated 450mm deep removing stones and other material over 20mm dia. and prepare for planting.
3. Shrub planted areas to have 50mm deep peat free tree and shrub planting compost incorporated into the soil prior to planting
4. Planting beds to be forked over before dressing with 50mm deep ornamental bark mulch.
5. Tree Pits. Excavate tree pit 1000mm square. Remove all material other than topsoil. Break up sides and bottom of pit and line with geotextile. Backfill each tree pit 75% topsoil and 25% tree and shrub planting compost.
6. Tree Staking. Trees to be staked using 3 nr 1.8m long 75mm dia straight sawn tanalised pointed stakes with 25mm wide tie wrap/belt secured to stakes using appropriately sized nails. Stakes to be driven in firmly and be aligned, evenly spaced and upright with 700mm visible above ground

Maintenance/Replacements

1. Planting areas are to be kept weed free at all times. Minimum twice yearly operation to remove weeds either by hand or by selective herbicide weed treatment.
2. Inspect once per month to check, repair or adjust tree stakes crossbars and ties.
3. Litter pick planting beds and car park areas once per week to remove all litter rubbish etc...
4. Remove tree stakes, crossbar and tie five years after planting.
5. Prune shrubs annually to ensure that they do not overhang the highway footpath or parking bays.
6. Any plant which within 5 years from the completion of the development die, are removed, are severely damaged or become diseased will be replaced with others of similar species and size.

GENERAL NOTES

1. Layout based on Day Cummins Proposed Site Plan drawing nr 5457/03 Rev P1 dated 4/11/2020.
2. Refer Architect/Engineer's plans for drainage, levels and highway sight line details.



KEY

EXISTING



PROPOSED



LEEMING
ASSOCIATES

landscape architecture
garden design
environmental planning

43 Cleveland Terrace
Darlington, DL3 7HD
01105 481511
01105 463662

Client
Mr W Barton

Project
**Proposed Development
Thurstonfield**

Drawing
Planting Plan

Date
Aug 2020 1:100@A3

Drawing Number
2026.01A

Note:
Only figured dimensions to be used.
All dimensions and setting out to be checked on site.
Refer any query to Leeming Associates.

PLANT SCHEDULE

STANDARD TREES

No	Species	Girth	Clear Stem	Height	Requirements
3	Acer campestre	10-12cm	min 2.0m	3.0-4.0m	CG or RB
1	Quercus robur	10-12cm	min 2.0m	3.0-4.0m	CG or RB
4	Sorbus aucuparia	10-12cm	min 2.0m	3.0-4.0m	CG or RB

NATIVE HEDGE

Planted at 400mm centres in a double staggered row 150mm between rows, planted in random species groups of 5/7 or 9

No	Species	% mix	Height	Requirements
15	Acer campestre	7.5%	40-60	cell grown
10	Corylus avellana	5%	40-60	cell grown
130	Crataegus monogyna	65%	40-60	cell grown
15	Ilex aquifolium	7.5%	40-60	cell grown
10	Ligustrum vulgare	5%	40-60	cell grown
10	Rosa canina	5%	40-60	cell grown
10	Viburnum opulus	5%	40-60	cell grown

ORNAMENTAL SHRUBS

No	Species	Pot Size	Height	Density	Requirements
6	Amelanchier lamarckii	12L	80-100	spot	min 3 breaks
325	Cotoneaster suecicus 'Coral Beauty'	3L	30-40	4	min 3 breaks
6	Ilex aquifolium	12L	80-100	spot	min 3 breaks
260	Prunus laurocerasus Otto Luyken	3L	30-40	3	min 3 breaks