

# **Development Control Committee Main Schedule**

Schedule of Applications for  
Planning Permission

20th April 2012

## Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
01.	<u>12</u> /0094 A	Land At/Adjacent Former George P.H, Warwick Bridge, Carlisle, CA4 8RL	<u>RJM</u>	1
02.	<u>12</u> /0017 A	Solway Moss Peat Extraction Works, Springfield, Longtown, Cumbria, CA6 5NH	<u>ST</u>	31
03.	<u>11</u> /0799 A	Land Between 16a and 20 Eden Place, Carlisle, CA3 9JH	<u>RJM</u>	43
04.	<u>11</u> /0800 A	Land Between 16a and 20 Eden Place, Carlisle, CA3 9JH	<u>RJM</u>	57
05.	<u>12</u> /0158 A	The Corner House, Penton, Carlisle, CA6 5QW	<u>ST</u>	63
06.	<u>11</u> /1037 A	Rosegarth, Brier Lonning, Hayton, Carlisle, CA8 9HL	<u>ST</u>	72
07.	<u>12</u> /0005 A	Land at the garden of Burn Bank, St Lawrence Lane, Burgh By Sands	<u>SD</u>	81
08.	<u>11</u> /1110 A	85 Kingstown Road, Carlisle, Cumbria, CA3 0AJ	<u>ST</u>	93
09.	<u>12</u> /0038 A	L/A West Brighten Flatt, Scaleby, Carlisle, CA6 4LA	<u>SD</u>	102
10.	<u>12</u> /0079 A	2 Parkhead Road, Brampton, CA8 1DE	<u>SD</u>	115
11.	<u>12</u> /0100 A	Former Platform 1 & Boiler House, Collier Lane, Carlisle	<u>BP</u>	123
12.	<u>12</u> /0099 A	Former Platform 1 & Boiler House, Collier Lane, Carlisle, CA1 1QX	<u>BP</u>	135
13.	<u>12</u> /0101 A	Former Platform 1 & Boiler House, Collier Lane, Carlisle, CA1 1QX	<u>BP</u>	145
14.	<u>12</u> /9001 C	Opposite The Gables, Monkhill Road, Moorhouse, Carlisle	<u>BP</u>	157
15.	<u>11</u> /0818 D	Land adj The Sheiling & Meadow View, School Road, Cumwhinton	<u>RJM</u>	163

Date of Committee: 20/04/2012

---

Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
16.	<u>11/0863</u> D	Land at Norfolk Street, Denton Holme, Carlisle, Cumbria	<u>SG</u>	168

Date of Committee: 20/04/2012

## **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 05/04/2012 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 11/04/2012.

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

12/0094

Item No: 01

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0094

**Applicant:**  
Citadel Estates Ltd.

**Parish:**  
Wetheral

**Date of Receipt:**  
17/02/2012

**Agent:**  
Holt Planning Consultancy  
Ltd.

**Ward:**  
Wetheral

**Location:**

Land At/Adjacent Former George P.H, Warwick  
Bridge, Carlisle, CA4 8RL

**Proposal:** Mixed Development Comprising Retail Development For Co-Operative  
Store With 18No. Houses And 10No. Apartments (Revised Scheme)

---

## REPORT

**Case Officer:** Richard Maunsell

### 1. Recommendation

1.1 It is recommended that this application is refused.

### 2. Main Issues

- 2.1 Principle Of Residential Development
- 2.2 Scale, Siting And Design
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Highway Matters
- 2.5 Public Open Space And Affordable Housing Contribution

### 3. Application Details

#### The Site

- 3.1 The site of the former George P.H. is located on the southern side of the A69 opposite the junction with Waters Meet. To the west there is Cairn Beck and its associated weir; a terrace of three dwellings in the form of Beck Grange, Burnside Cottage and Jasmine House; and, two semi-detached houses known as Cairn Cottage and Ivy Cottage. Beck Grange and Burnside Cottage are single storey properties constructed externally with sandstone



and rendered walling with slate roofs. A principal bedroom of Beck Grange has four windows facing east towards the site, although the same room is also served by a three pane opening on the north elevation. Jasmine House, Cairn Cottage and Ivy Cottage are two storey houses. On the opposite side of the road there are the two storey houses at Waters Meet and the three storey block of flats at Cairn Mill. The flats at Cairn Mill have brick and rendered walls with a tiled roof. To the east there is Mill Lane, which is also a public footpath, leading to the terraced houses at Low and High Buildings, Warwick Mill (Business Village) and Longthwaite Farm. The access to the aforementioned Lane also serves the neighbouring commercial properties, namely Troutbeck Cottage (B&B), a post office, Kutabuv (hair salon) and a Co-op shop.

- 3.2 The George P.H. has been demolished, the site cleared and fenced off although there are mature trees still present following Cairn Beck. A 150mm drainage pipe crosses the site.
- 3.3 There are currently two pedestrian islands opposite Beck Grange and Troutbeck Cottage to help pedestrians cross the A69. A bus stop is also located to the immediate north of the application site. The vehicular access for Beck Grange, Burnside Cottage, Jasmine Cottage and Cairn Cottage is approximately 40 metres to the west of the application site.
- 3.4 Warwick Mill and High Buildings, located approximately 220 metres to the south of the site, are Grade II listed buildings.

## **Background**

- 3.5 The approved scheme involved the redevelopment of the site by the erection of a three storey building to provide two retail units and five two bed flats on the ground floor; ten two bed flats on both the proposed first and second floors. The layout plan shows the proposed retail units being served by a total of 20 parking spaces of which two are designated for disabled drivers. The proposed flats are shown to have 31 parking spaces, and a recycling compound. The larger retail unit is to have a store and a service area.
- 3.6 In addition, the consent was subject to a S106 Agreement to ensure the provision of four affordable units and £5,000 public open space provision.

## **The Proposal**

- 3.6 The proposal involves the erection of a retail unit on the ground floor towards the front of the site with ten flats above arranged over the upper two floors. The three storey building would be constructed from facing brick and render under a slate roof. The ground floor would contain a modern shop frontage with a more domestic window arrangement above. Between the building and Cairn Beck would be delivery and storage area with customer parking directly to the rear.
- 3.7 A stepped development of thirteen units three bedroom properties would mirror the curvature of Cairn Beck along the north-west boundary of the site.

These properties would be three storeys in height and of brick and slate construction and primarily with parking spaces to the front. Adjacent to the access road to Warwick Mill would be a terrace of three units at right angles to the road and further to the south a pair of dwellings similarly orientated. These properties would reflect the style and materials of the other properties proposed on the site. A vehicular access into the site would dissect the main terrace from these latter two groups of buildings.

- 3.8 The scheme differs from the approved scheme insofar as:
- one retail unit is proposed instead of two;
  - alterations to the site layout including the footprint of the retail unit/ flats being relocated closer to the A69;
  - the number of residential units has increased from twenty-five flats to ten flats and eighteen houses;
  - the site area is being increased from 0.36ha to 0.51ha;
  - the housing density reduced from seventy dwellings per hectare to fifty five;
  - fifty one parking spaces being provided instead of twenty eight;
  - a reduction in retail floor space from 375 square metres to 281 square metres;
  - reduction in retail parking spaces from thirteen to twelve;
  - the omission of affordable housing units; and
  - the omission of public open space contribution.

#### **4. Summary of Representations**

- 4.1 This application has been subject to a site notice, a press notice and direct notification to the occupiers of forty one of the neighbouring properties. Two letters of objection have been received and the main issues raised are summarised as follows:
1. the Co-op building is being relocated closer to the A69 and the neighbouring property and will obscure light to the property;
  2. this underground waterway was damaged when the building was demolished and still hasn't been repaired; and
  3. there is Japanese knotweed on the site;
  4. there are existing trees on the site adjacent to the boundary hedge at rear of No.4 Low Buildings and these should be retained;
  5. the parcel of land to the south east, adjacent to the boundary of Unit 13 appears to have open access, which might lead to anti-social behaviour from youths from the village. This should be either allocated to Unit 13 or public access restricted;
  6. one neighbour concluded their objection stating that provided these issues are addressed, the development is welcomed as it is long overdue on what has become an increasingly derelict eyesore on our doorstep and to the neighbourhood as a whole.

#### **5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - no objection subject to the

imposition of conditions;

Environment Agency: - the Agency object to the proposed development because:

1. there is no/negligible buffer zone to the water course 'Cairn Beck' and recommend that planning permission is refused on this basis;
2. there is an absence of an acceptable level of detail on surface water disposal in the Flood Risk Assessment (FRA), or other supporting information. The application does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development; and
3. the proposed development involves building within 8 metres a designated 'main river'. In order for the development to be acceptable and in order for the Agency to be able consent the works through our Flood Defence Consent the applicant will need to demonstrate that the development as proposed will not further restrict essential maintenance and emergency access to the Cairn Beck and the fish pass weir. Access should include provision provision for off road/ pavement access suitable for a 20t truck with grab/hoist and gated pedestrian access within the proposed store yard;

Department for Transport (Highways Agency): - no objection;

Northern Gas Networks: - no objection;

Wetheral Parish Council: - whilst the Parish Council would like to see this site developed, there are concerns regarding the parking which will be insufficient for the new retail unit. If vehicles are parked inconsiderately, road safety will prove to be a major problem here. The Parish Council are concerned that the existing lane leading to Warwick Mill would not be wide enough to accommodate the increased traffic created by this new site, plus the existing traffic already using Warwick Mill and residential properties;

Cumbria Constabulary, Northern Community Safety Unit: - no objection in principle but has made a number of comments based on the principles of designing out crime;

Environmental Services - Green Spaces: - a contribution of £5000 is required for the provision of public open space;

United Utilities: - no objection subject to specific conditions being met; and

Housing Strategy: - the proposal is not acceptable as the scheme makes no provision for any form of affordable housing provision.

Based on the policy H5 of the Carlisle District Local Plan 2001-2016, the proposal should include 25% affordable housing on the site.

Carlisle City Council recently commissioned a Housing Need and Demand Study (HNDS), which robustly established a need for 101 affordable homes

per year in the rural east housing market of Carlisle (within which the proposed development is situated). Clearly this is a high level of affordable housing need, which the proposal, given its location and size, should be looking to address. Delivering affordable housing in rural areas is a key component of the Carlisle Housing Strategy 2012-16.

Negotiate of affordable housing provision equivalent to 7 units onsite, based on the 25%, should be negotiated. The Local Plan states that 'the proportion of affordable housing sought will only be varied if this can be justified on a robust, evidence based, assessment of the economic viability of the site'; this has not been established by the developer.

## **6. Officer's Report**

### **Assessment**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In respect of this application, the National Planning Policy Framework (NPPF) together with DP1, CP2, CP5, CP6, CP9, CP12, CP17, H1, H2, H5, T1, LE27 and LE29 of the Carlisle District Local Plan 2001-2016 are relevant. The proposal raises the following planning issues.

#### **1. The Principle Of Development**

6.2 The principle of a mixed use residential/ retail scheme on this site has already been established through the approval of a similar scheme which is which is referred to in section 7 of this report. Whilst the NPPF has recently been introduced by the Coalition Government the objectives underpin those identified with the relevant policies of the Local Plan. As such, the principle remains acceptable.

#### **2. Siting, Scale And Design**

6.4 Policies seek to ensure the 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 CP5 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 frontage site within the village will have a significant impact on the character of the area unless it is sympathetically designed.

6.5 The buildings are three storey in height, although the ground level will be raised between 0.3 metres and 0.75 metres across the site. This increase is reflected across the site where the existing ground levels fall below the level of the existing road. In essence, the ground level of the site would be raised to accommodate the development.

- 6.6 The objector has raised concerns that the scale of development would not be in keeping with the character of the area, in particular, with the flats on the opposite side of the A69. This building is itself three storeys in height and given the separation by the road, the proposal would not appear disproportionate or obtrusive.

### 3. Whether The Development Within The Flood Zone Is Appropriate

- 6.7 The principle of development within the Flood Zone has been accepted through the grant of the previous planning consent. The applicant has held discussions with the Environment Agency to resolve the objections and amended plans have been received. It is understood that these details broadly address the issues raised by the Agency and whilst the Agency has been notified of the revisions, a formal response is awaited.

### 3. Highway Safety

- 6.8 The scheme involves alterations to the junction arrangement with the A69. Members will note that fifty-one parking spaces are being provided for residents of the properties, an increase of thirty-three from the approved scheme. Whilst there is one less parking space for the retail unit, only one retail unit is being provided as opposed to two in the approved scheme. On this basis, the Highway Authority has raised no objection subject to the imposition of appropriate conditions. The Highway Agency has raised no objection.

### 4. The Impact On The Setting Of The Listed Buildings

- 6.9 In the case of High Buildings and Warwick Mill it is considered that, because of the distances involved and intervening vegetation and/or buildings, that the impact of the proposal would be limited with the remaining views of the landscape unaltered.

### 5. The Impact On Biodiversity and Geological Conservation In Respect Of Ecology.

- 6.10 In relation to ecology, the application site is located within close proximity of a tributary of the River Eden SSSI/SAC; however, because the tributary feeds into the River Eden there is the potential for adverse affects from pollutants and sediments etc reaching the Beck and then being transported downstream to the SSSI/SAC. In this context it is considered appropriate to impose relevant conditions concerning the provision of a non permeable barrier and ensuring no plant and/or machinery are stored near the Beck during construction; the undertaking of a satisfactory means of surface water drainage; and, the provision of a buffer strip between the development and Cairn Beck. A condition can also be imposed concerning the clearance and suitable disposal of any Japanese Knotweed currently on the site.

### 6. The Impact On The Living Conditions Of The Occupiers Of The Neighbouring Properties

- 6.11 When assessing the proposal with regard to the living conditions of the neighbouring residents, the potential areas of concern relate to the extent of any overshadowing/ losses in light, overlooking and the relationship to Beck Grange, delivery and opening hours of the proposed retail units, the use of the proposed service yard and the nature of the retail use. The proposed building has been configured such that the only windows facing towards Beck Grange serve the escape stairs. Planning conditions restricting the proposed delivery and opening hours of the retail unit are recommended in accordance with those of the approved scheme.
- 6.12 The building would be 12 metres from Beck Grange at its nearest point and 16 metres from the nearest ridge of the roof, which, at that point would measure 11.8 metres in height. The site has been vacant for some time and whilst the revised scheme differs from the approved development, the retail unit and flats would be to the east/ south east of the nearest property and only oblique views from Beck Grange would be afforded. Consequently, if is the Officers view that the retail unit/ flats would not be overdominant. Whilst the scale of the building would have some impact on the early morning sun, particularly during the winter months, the occupier would not suffer an unreasonable loss of daylight or sunlight, particularly in the context of the approved building.

## 7. Affordable Housing and Public Open Space Provision

- 6.13 When considering the issue of affordable housing, Policy H5 of the Local Plan sets thresholds for the provision of affordable housing. Given the nature of the proposal to provide 28 units, Members will appreciate that there is a policy requirement to provide 25% of affordable housing on site and a contribution towards the pressure that this development will place on existing public open space. The approved scheme included 4 affordable housing units and a public open space contribution of £5,000; however, neither of which are proposed as part of this application.
- 6.14 The applicant has provided a supporting statement, which is reproduced in this schedule, to justify the argument that no affordable units or public open space should be provided. This is based on the benefits that the scheme will bring to the area and the fact that the scheme would be undeliverable and states that:
- “Securing the Co-op on this uniquely ideal site within this important rural local service centre, has taken nearly 2 years during which time investor confidence has slowly returned, and a viable contractual agreement reached between the applicant and the Co-op. The applicant has in that time delivered (affordable) housing, and continues to develop other sites for housing elsewhere, where it is a priority to help sustain a healthy range of existing service provision.”
- 6.15 The statement continues:

“...the current scheme has called upon the LPA and local community to value it’s vital contribution as a critical one-off long-term optimum enhancement to Warwick Bridge’s strategic role - not as location for just new housing, but as a sustainable balanced service provider that will in turn support more effectively future (affordable) housing, jobs and community self-reliance – *economic, environmental and social sustainability.*”

- 6.16 The former public house was demolished several years ago and the site remains vacant and local opinion is that it is blemish within the village. Whilst this is not sufficient on its own to justify the application, it is a consideration. The existing adjacent provisions, in particular the Co-op is cramped and constrained yet still very popular. Nonetheless, this, along with the post office are regarded as relatively fragile in terms of their long term viability with no opportunity to improve and/or expand. It is considered that the proposal would prove mutually beneficial to these existing provisions and secure a more robust long-term future for local amenities. The viability of the scheme and delivering a fit-for-purpose local convenience store together with a range of house types within the village is a material consideration. The small-medium sized two bed apartments would help smaller households and those downsizing, add to the mix and choice of housing in the locality.
- 6.17 There have been various recent appeal decisions whereby applicants have argued that the provision of affordable housing would render the development unviable. Members need to consider whether there are any material considerations to allow approval of the scheme contrary to the current policy requirements. In one decision, the Inspector found that the fall in land values since the developer bought the site and the provision of a community centre, a public square, a bridge over the canal and various boat repair facilities as part of the development, were sufficient material considerations to grant permission. The lack of affordable housing was considered to be a negative element but could be outweighed by specific positive benefits accruing from the schemes themselves.
- 6.18 Although the applicant has provided statements that refer to the redevelopment of the site, the provision of a community facility and promote longer term sustainable benefits for the area, there is no evidence in terms of any financial assessment to support the omission of affordable housing or public open space. Without this information, the applicant's argument about the lack of provision of affordable housing and public open space contribution are considerably weakened. Whilst it acknowledged that the scheme would develop and prominent and vacant site and contribute to economic, sustainable and social sustainability identified by the applicant and the NPPF, the lack of affordable housing and open space contribution mean that the proposal is contrary to Local Plan policies and the Carlisle Housing Strategy 2012-2016 and the application should be refused on this basis.

## 8. Other Matters

- 6.19 The applicant proposes to provide a bus shelter for the existing bus stop adjacent to the site and the A69. Although no details have been provided with this application, if approved, it would be appropriate to impose a

condition requiring highway details to be submitted and agreed by Officers to ensure a that the building is of a suitable design that also minimises the potential for unsociable conduct by persons using it.

## **Conclusion**

- 6.20 In overall terms, the principle of the redevelopment of this brownfield site is acceptable. The scale, design and layout of the site takes account of the character and appearance of the surrounding built environment and to the advice with current planning policies and Supplementary Planning Documents. The development will provide an employment opportunity for local people, potential less reliance on travelling to main centres for “everyday” goods and social inclusion.
- 6.21 Development of the site will ultimately change the appearance following the demolition of the buildings three years ago; however, the impact on the living conditions of the occupiers of the neighbouring properties has been taken into account and the proposal will not conflict with current planning policies in this respect.
- 6.22 The failure to provide any affordable housing and public open space contribution are significant drawbacks for the scheme, which are not outweighed by the positive benefit of allowing a market housing only scheme to go ahead.

## **7. Planning History**

- 7.1 In 1983, planning permission was given for an extension to the car park.
- 7.2 In 1990 and 1991, planning permission and advertisement consent were given for the erection of an extension to the public house and installation of signage.
- 7.3 In 1993 and 1994, advertisement consents were given for the installation of additional signage.
- 7.4 In 1996, planning permission was given for the enclosure of part of scrubland to form a beer garden and children’s play area.
- 7.5 In July 2008, planning consent was sought for mixed development comprising retail development with 24 apartments.
- 7.6 Later in 2008, planning permission was a revised scheme for a mixed development comprising retail development with 24 apartments.

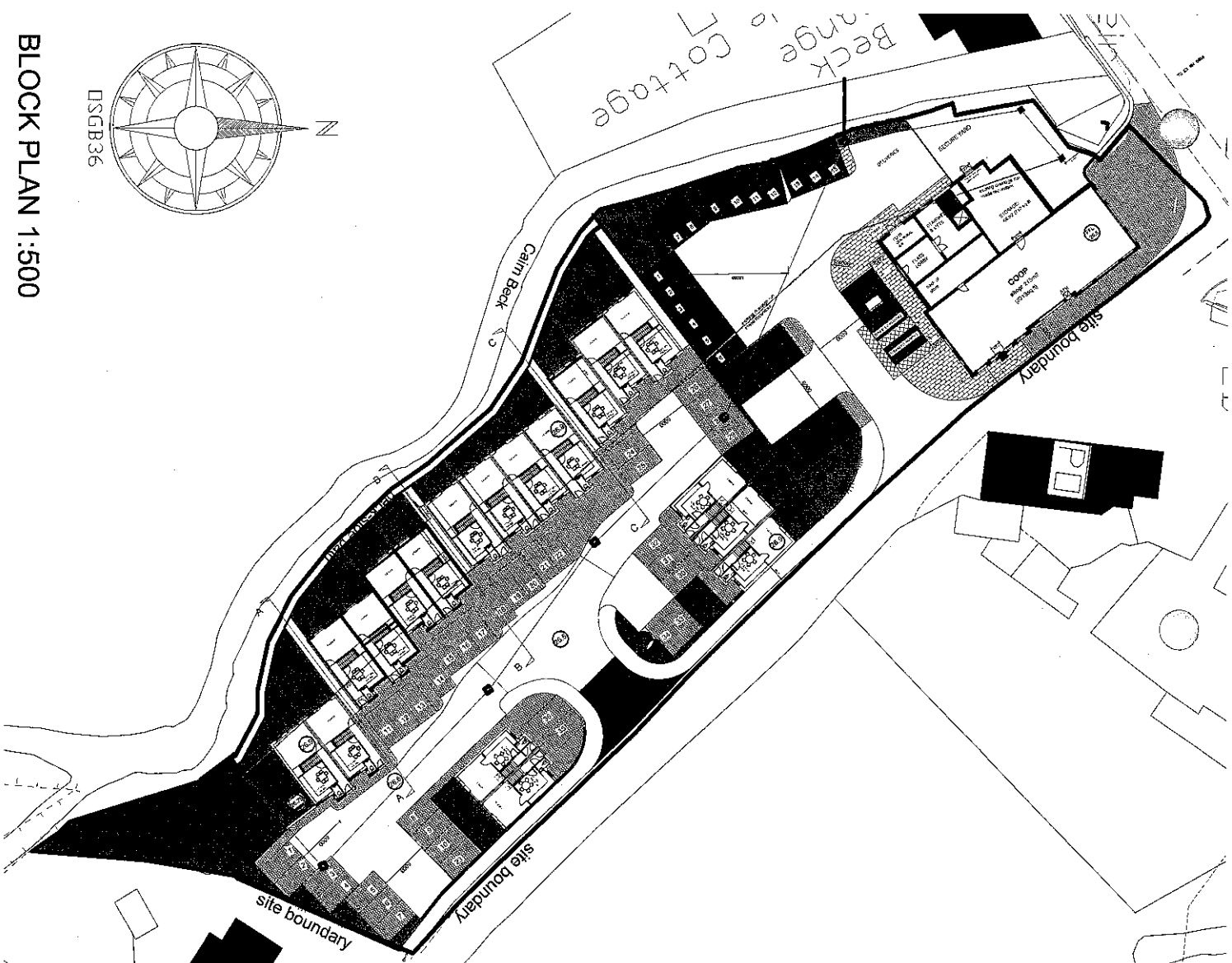
## **8. Recommendation: Refuse Permission**

- 1. **Reason:** There is an identified need for affordable housing in the vicinity of the application site. The proposal should include 25% of



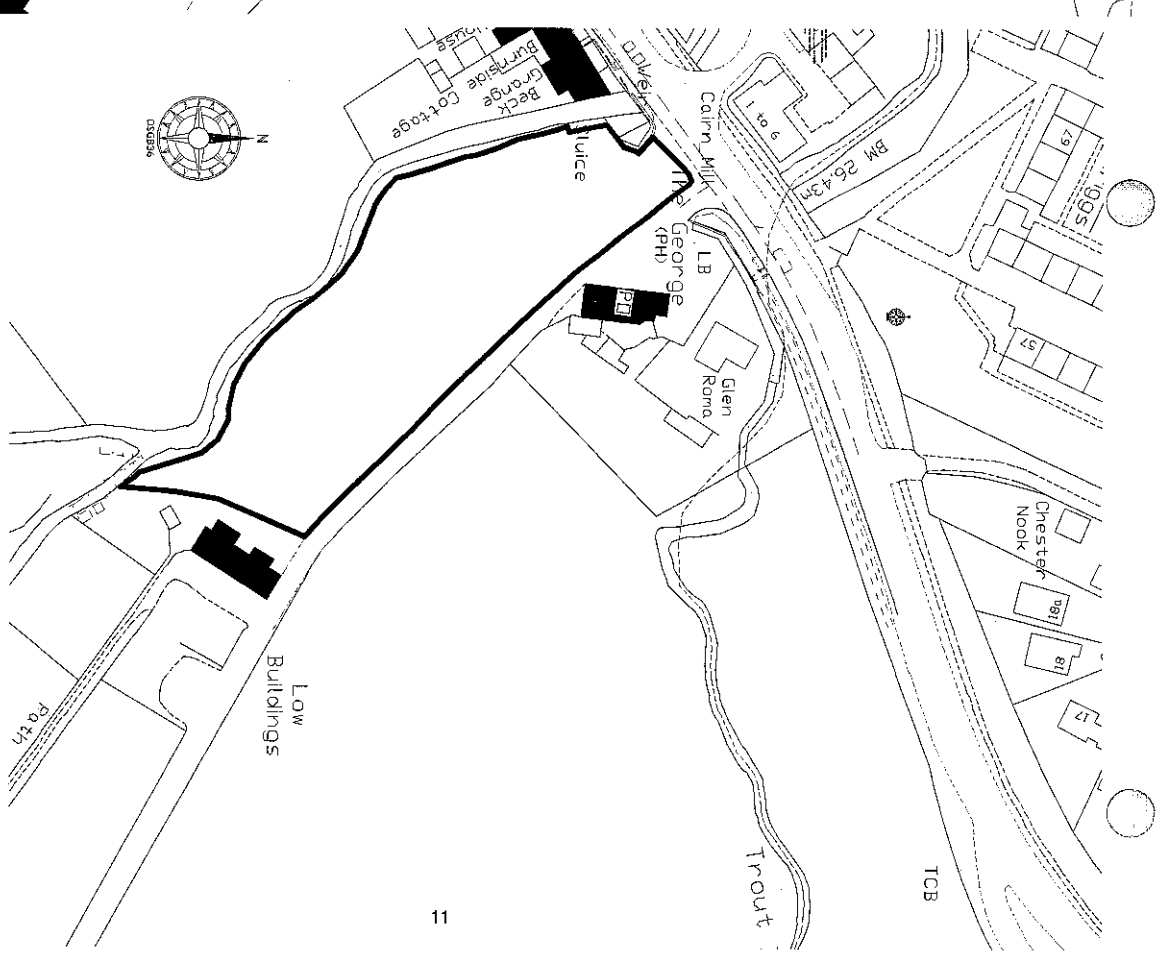
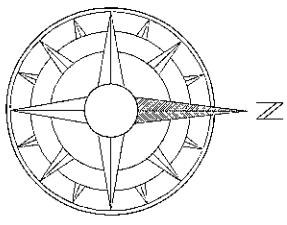
affordable residential units on larger sites of over 25 dwellings, as reflected in the Carlisle District Local Plan. The submitted scheme, which comprises the provision of 28 units shows no indication of affordable units. On this basis the proposal is therefore considered to be contrary to Policy H5 (Affordable Housing) of the Carlisle District Local Plan 2001-2016.

2.     **Reason:**     On smaller housing sites, developers are required to make a commuted payment towards the provision of play space. In this instance, a payment of £5,000 is required based on the proposed development. The applicant has refused to provide any such contribution and the proposal is therefore contrary to Policy LC4 (Children's Play And Recreational Areas) of the Carlisle District Local Plan 2001-2016.
-

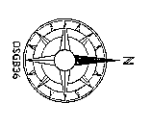


BLOCK PLAN 1:500

DSGB36



LOCATION PLAN 1:1250



<p><b>SANDY JOHNSTON</b> ARCHITECT RIBA</p>	
<p>LOCATION &amp; BLOCK PLANS</p>	
<p>TITLE: THE COOP &amp; 18 TERRACED HOUSES AT THE GEORGE, WARRINGTON BRIDGE FOR GRADEL ESTATES</p>	
<p>DATE: JAN 2012 DWG: 11/2017/00 SCALE: 1:1250/1:500</p>	
REVISIONS	DATE

PARKING:  
36 parking = 2 PER DWELLING

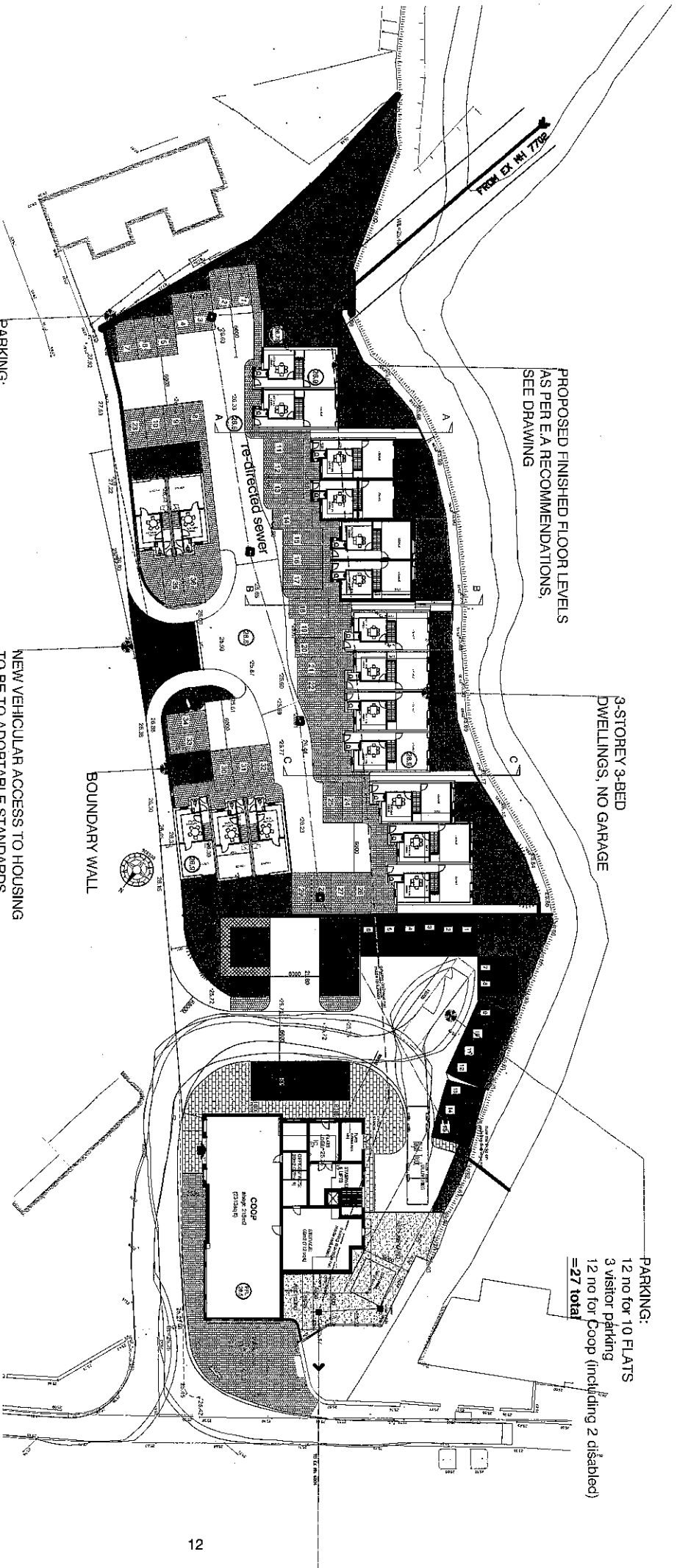
NEW VEHICULAR ACCESS TO HOUSING  
TO BE TO ADOPTABLE STANDARDS

BOUNDARY WALL

PROPOSED FINISHED FLOOR LEVELS  
AS PER E.A. RECOMMENDATIONS,  
SEE DRAWING

3-STORY 3-BED  
DWELLINGS, NO GARAGE

PARKING:  
12 no for 10 FLATS  
3 visitor parking  
12 no for Coop (including 2 disabled)  
= 27 total



<p><b>SANDY JOHNSTON</b> ARCHITECT RIBA</p>	
<p><b>SITE PLAN</b></p>	
<p>18 TERRACED HOUSES, 10 FLATS &amp; A COOP AT THE GEORGE, WARWICK BRIDGE FOR CINDA, ESTATES</p>	
<p>DATE: JAN 2012</p>	<p>DWG: 11/2011/189</p>
<p>SCALE 1:500</p>	



Road Truck

# GROUND FLOOR PLAN 1:100

SECURE YARD

6000

new  
manhole

CYCLE  
STANDS

R4000

2315

FLATS  
COMMUNAL  
BIN

FLATS  
LOBBY

STAIRWELL  
& LIFTS

STORAGE:  
66m<sup>2</sup> (712 sq ft)

existing drainage run  
made redundant

Fire exit and goods  
entrance door

6000

concrete  
hardstanding

4536

6645

RECYCLING

DISABLED PARKING

DISABLED PARKING

4800

1600

**COOP**

shop: 215m<sup>2</sup>  
(2313sq ft)

FFL  
26.5

ATM

1200

2536

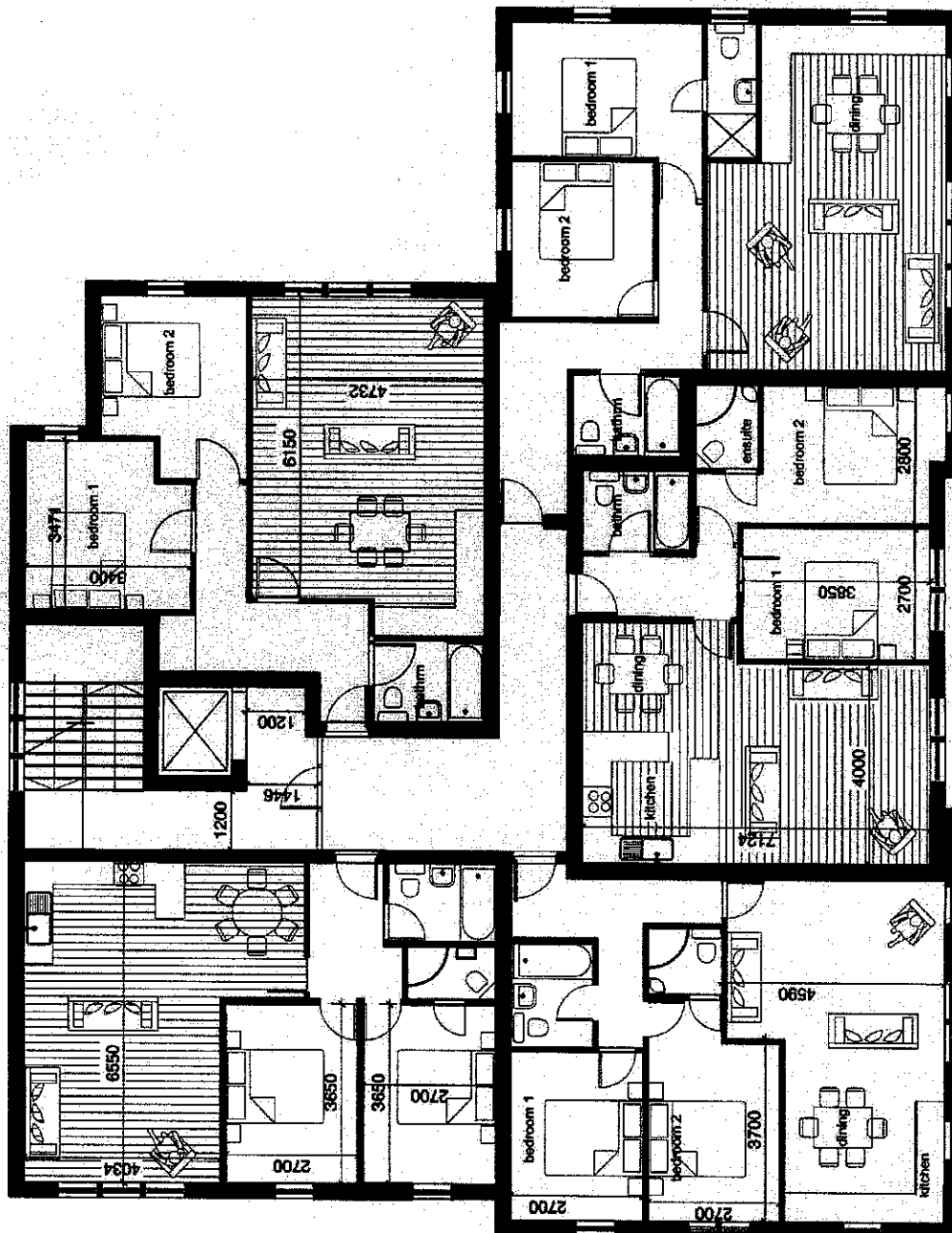
## GROUND FLOOR PLAN-THE COOP

18 TERRACED HOUSES, 10 FLATS & THE COOP AT THE  
GEORGE, WARWICK BRIDGE FOR CITADEL ESTATES

DATE: JAN 2011 DWG: 11/2011/17D SCALE 1:100

REV D 15/01/2012 Plan & Elev Amendments

SANDY JOHNSTON  
ARCHITECT  
RIBA

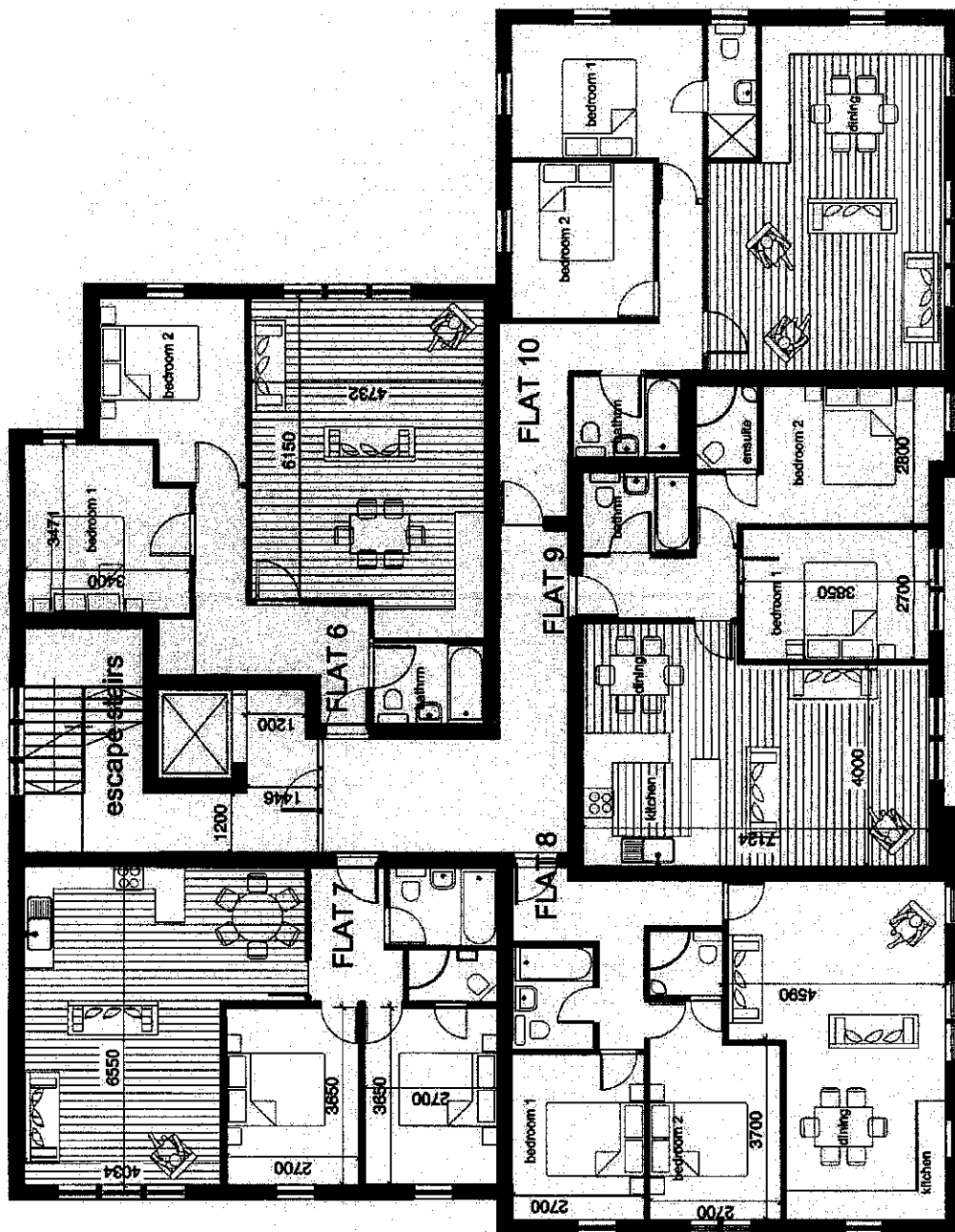


08 FEB 2012  
2012/0094

# FIRST FLOOR PLAN 1:100

FIRST FLOOR PLAN	
18 TERRACE HOUSES, 18 FLY	COOP AT THE
GEORGE WAINMAN HOUSE	EL ESTATES
DATE: 21 NOV 2011	DWG: 11/2011/22B SCALE: 1:100

SANDY JOHNSTON  
ARCHITECT  
RIBA

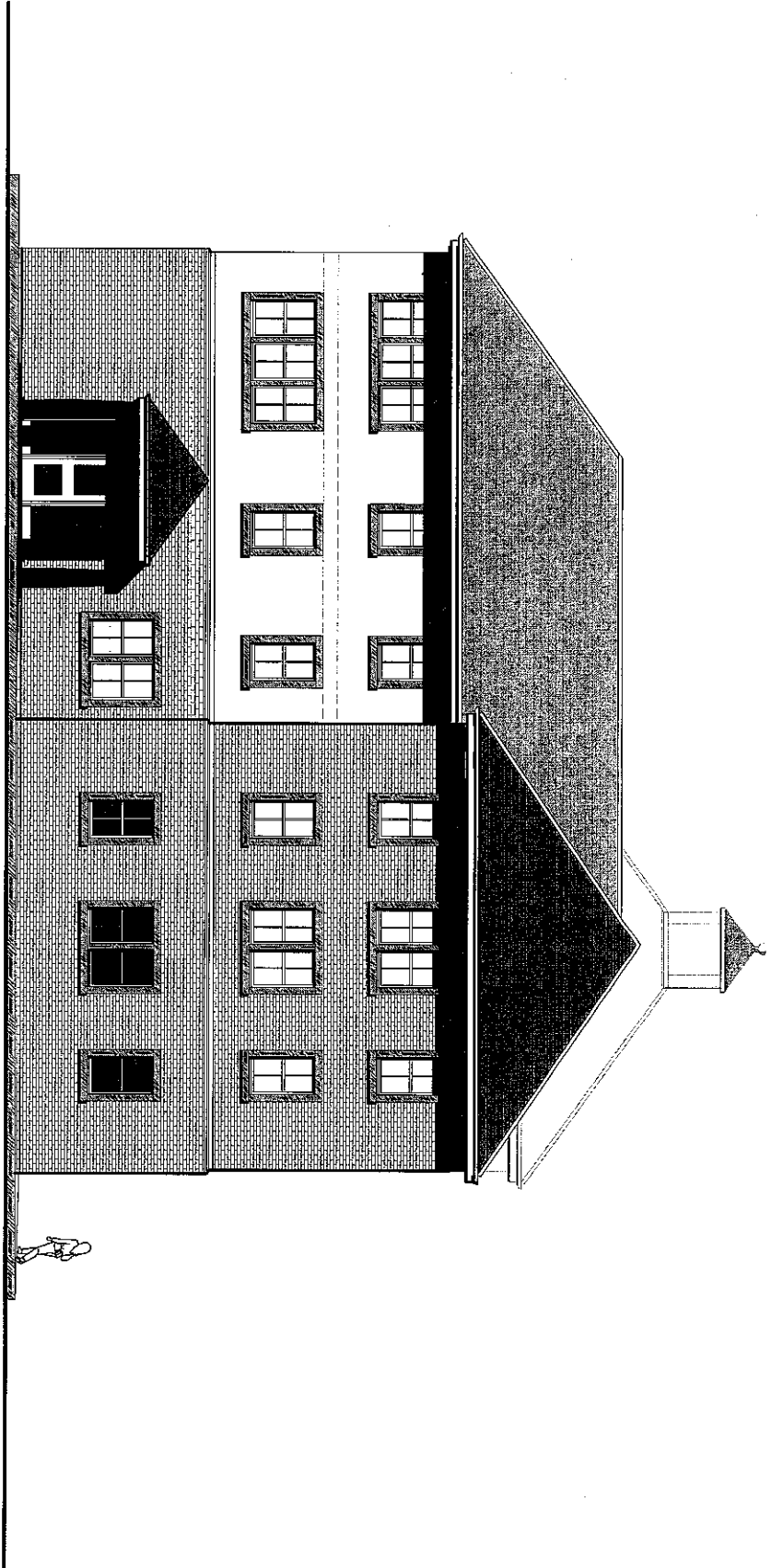


08 FEB 2012  
2012/0094

SANDY JOHNSTON  
ARCHITECT  
RIBA

# SECOND FLOOR PLAN 1:100

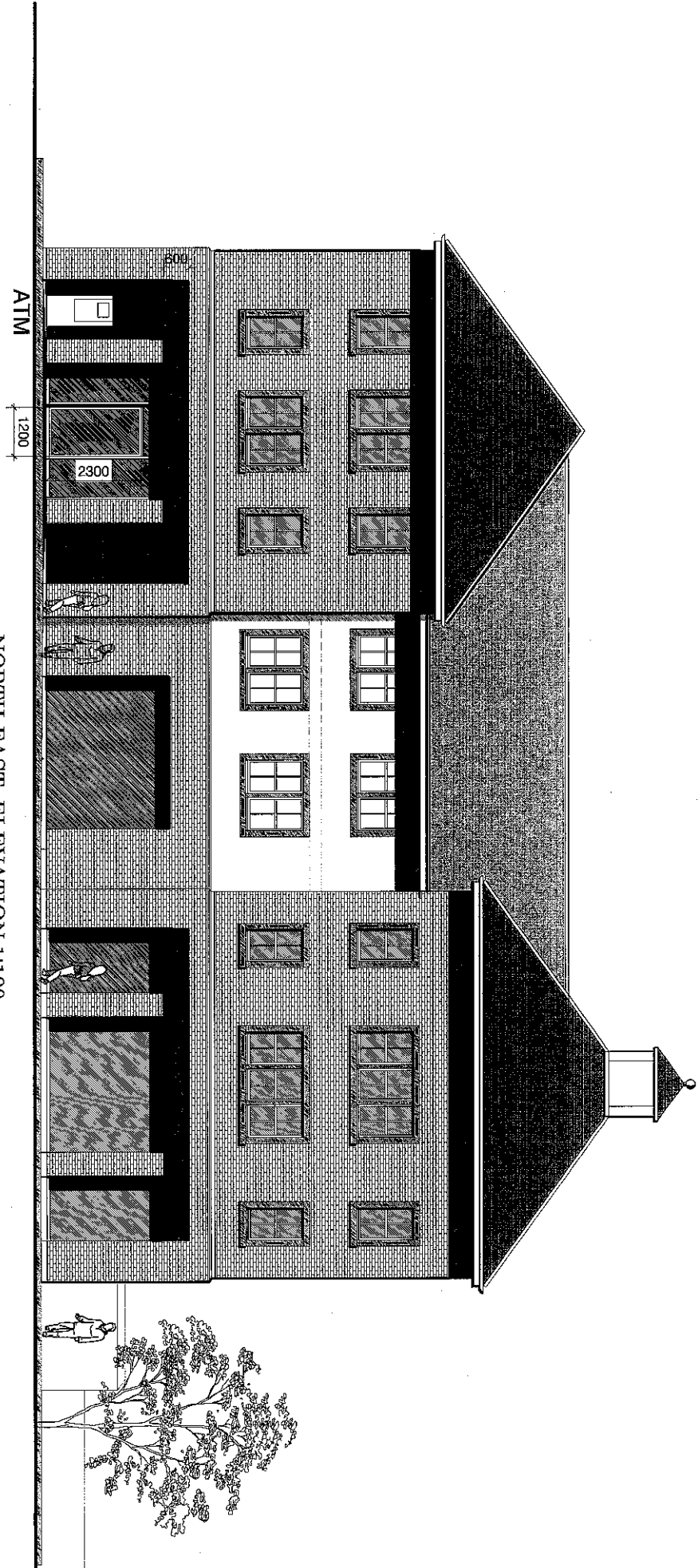
SECOND FLOOR PLAN  
18 TERRACED HOUSES, 10 FLATS & THE COOP AT THE  
GEORGE, WARWICK BRIDGE FOR CITADEL ESTATES  
DATE: JAN 2012 DWG: 11/201/124 SCALE 1:100



SOUTH-EAST ELEVATION 1:100

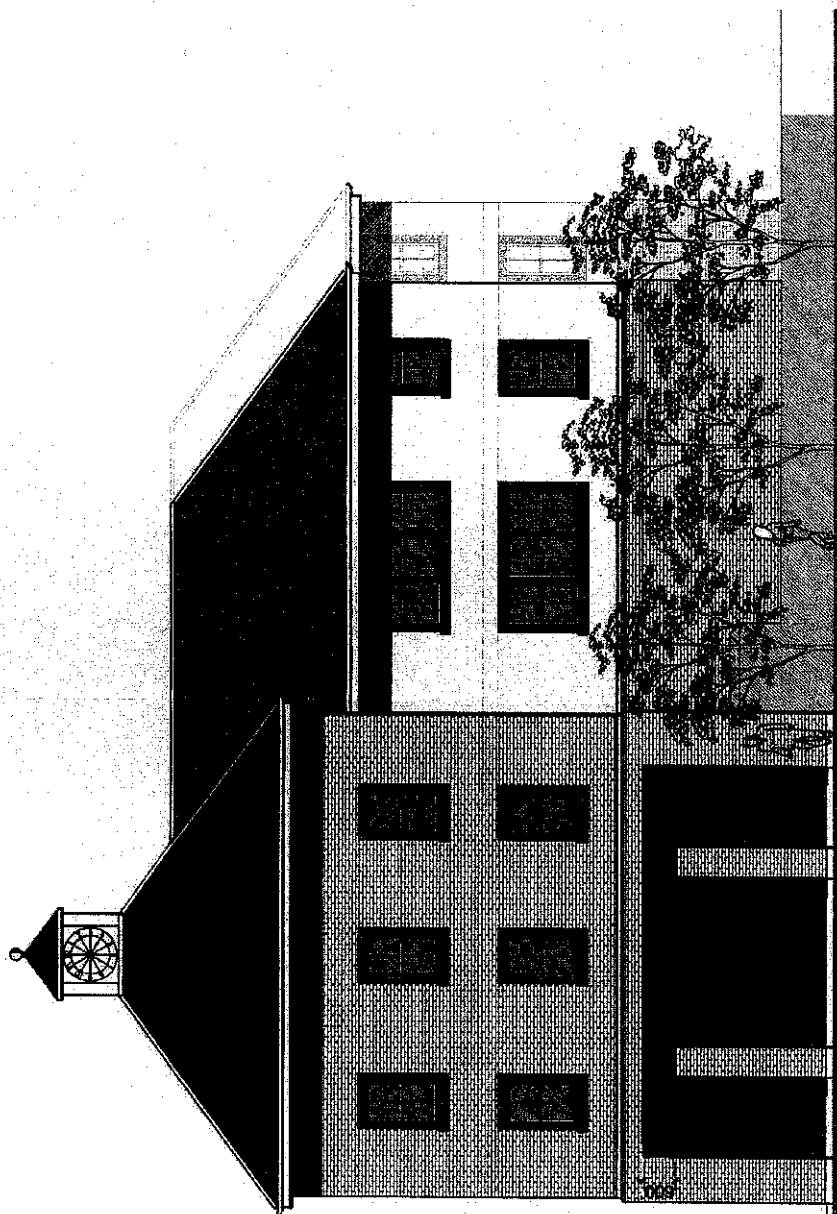
SOUTH-EAST ELEVATION	
SANDY JOHNSTON ARCHITECT RIBA	
18 TERRACED HOUSES, 10 FLATS & THE COOP AT THE GEORGE WARWICK BRIDGE FOR CITADEL ESTATES	
DATE: JAN 2011 DWG: 11/2011/18B	SCALE 1:100
REV B 10/07/2012	Plan & Elev Amendments





NORTH-EAST ELEVATION 1:100

<p><b>SANDY JOHNSTON</b> ARCHITECT RIBA</p>	
<p>NORTH-EAST ELEVATION</p>	
<p>18 TERRACED HOUSES, 10 FLATS &amp; THE COOP AT THE GEORGE, WARWICK BRIDGE FOR CRMOEL, 57 VATES</p>	
<p>DATE: JAN 2012</p>	<p>DWG: 110211/18C</p>
<p>REV C</p>	<p>SCALE 1:100</p>
<p>16/01/2012</p>	
<p>Rev Amendments</p>	



NORTH-WEST ELEVATION 1:100

REVIEW  
08 FEB 2012  
2012/0094

SANDY JOHNSTON  
ARCHITECT  
RIBA

NORTH-WEST ELEVATION

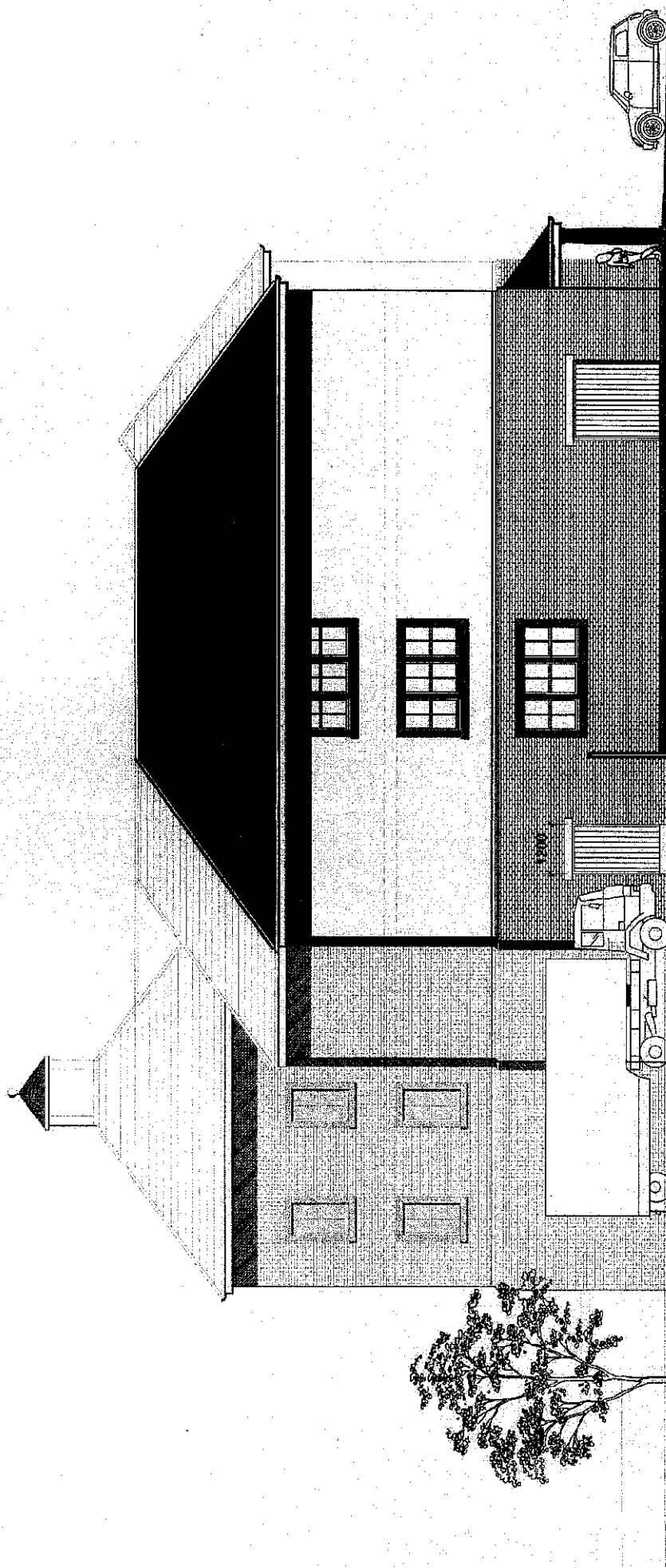
18 TERRACE HOUSE, 10 PLATS & 12 COPIES AT THE  
DESIGNER'S WORKSHOP FOR OFFICE USES

DATE: JAN 2012 DWG: 11/001

SCALE 1:100

REV: C

18/01/2012 Plan & Elev. Amendments



SOUTH-WEST ELEVATION 1:100

REVISED  
08 FEB 2012  
2012/0094

SANDY JOHNSTON ARCHITECT RIBA		SOUTH-WEST ELEVATION	
14 TERRACE HOUSE, 10 PLATEAU THE COOP AT THE BRIDGE, HARTFORD BRIDGE FOR ESTATE ESTATES		DATE: NOV 2011 DWG: 11/2011/218 SCALE: 1:100	
REV: 8		14-01-12 PLAN & ELEVATIONS	

# SURFACE WATER DRAINAGE:

- water drainage will be taken through suitable traps to Calm Beck. Its flow will be attenuated by approved underground storage (oversized pipes/honeycomb boxes/permeable road & parking surfaces).
- Final discharge of surface water to Calm Beck is to be passed through a Non-return valve to preserve storage capacity during a storm.

## SUDS:

- All paving to parking spaces & paths is to be permeable paving installed in accordance with manufacturers instructions
- Base layers below permeable paving as required by manufacturers instructions for porosity of soil
- Incorporate honey-comb boxes & over-sized pipes to provide water storage.
- Flood attenuation system to be incorporated in southern triangle of site

metal fences to garden boundary with EA buffer

metal fences to garden boundary with EA buffer

metal fences to garden boundary with EA buffer

EA BUFFER

GARDENS

GARDENS

EA BUFFER

GARDENS

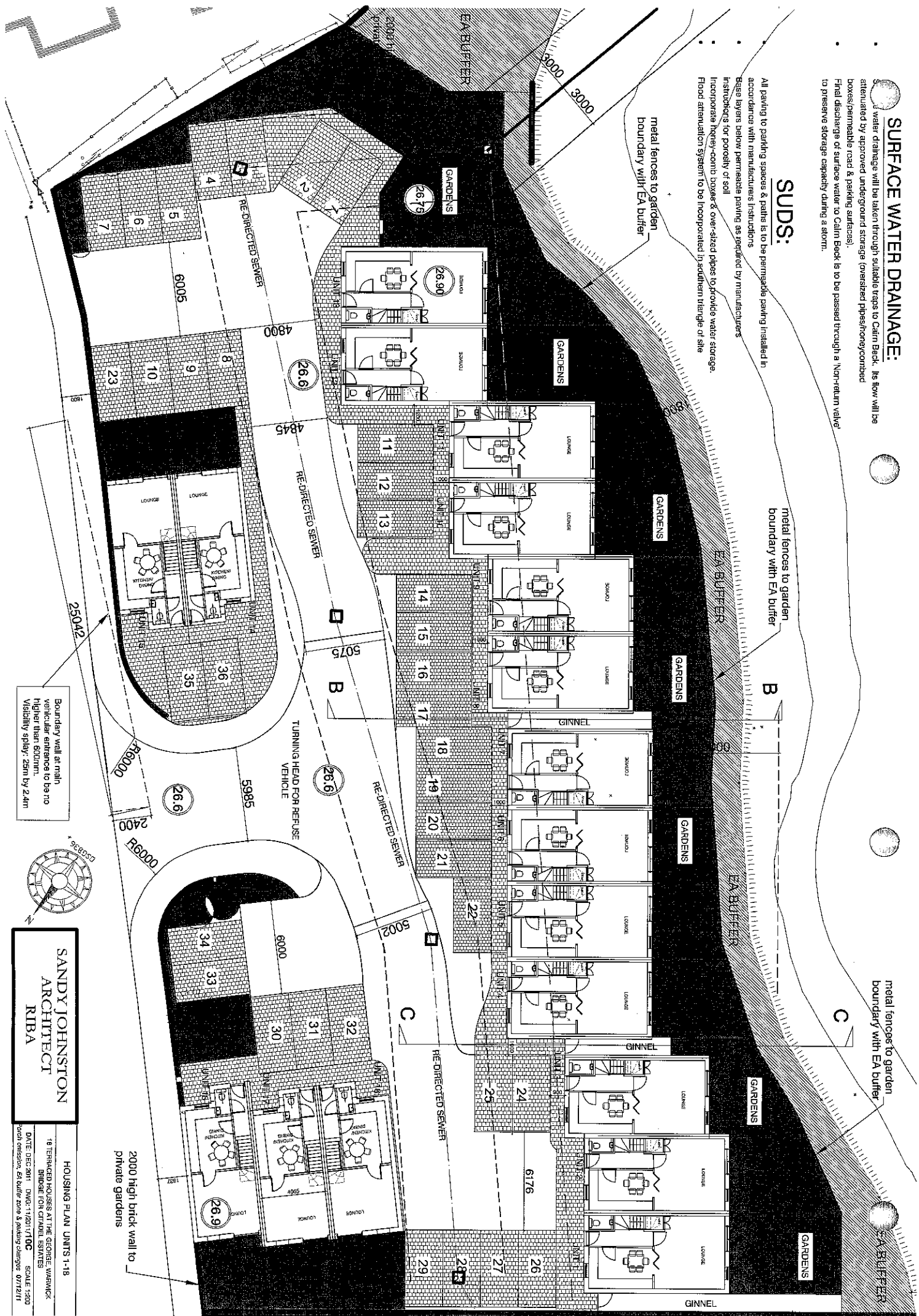
GARDENS

GARDENS

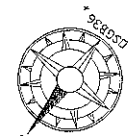
GARDENS

GARDENS

EA BUFFER

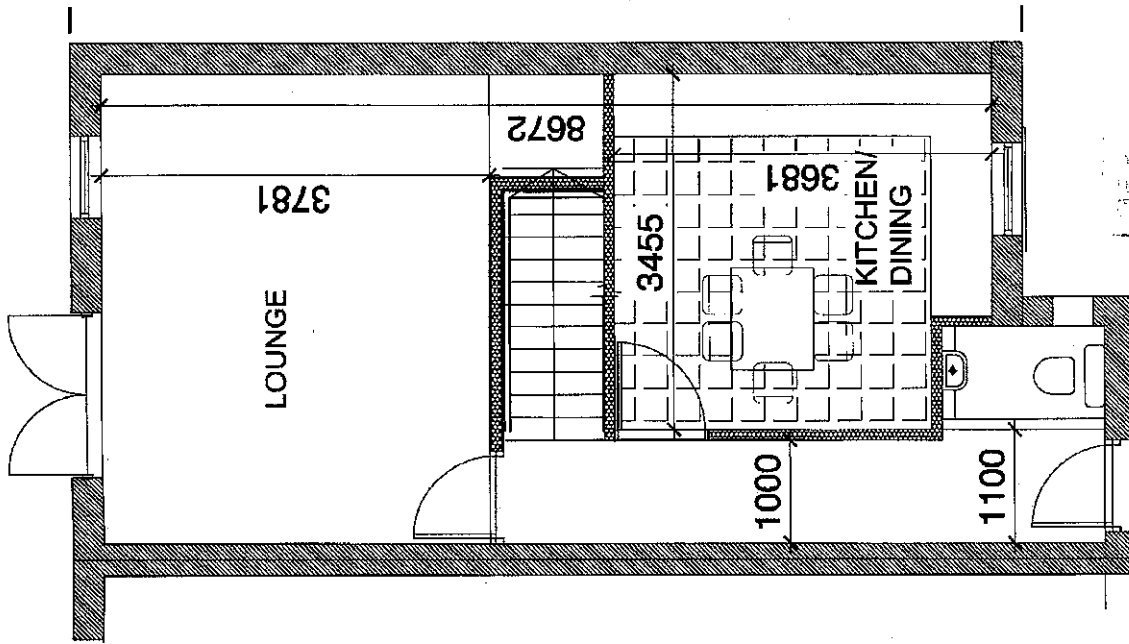


Boundary wall at main vehicular entrance to be no higher than 800mm. Visibility splay: 25m by 2.4m

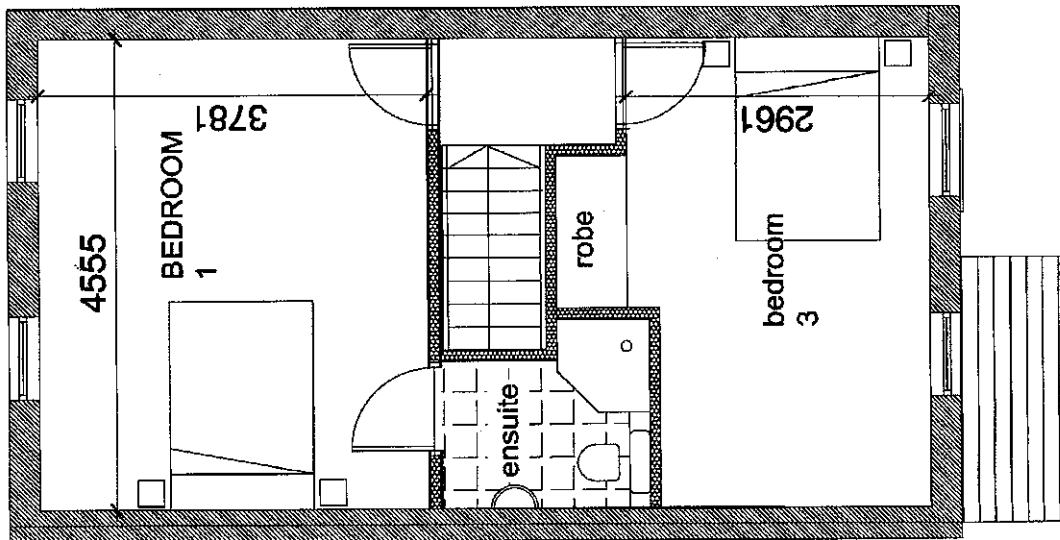
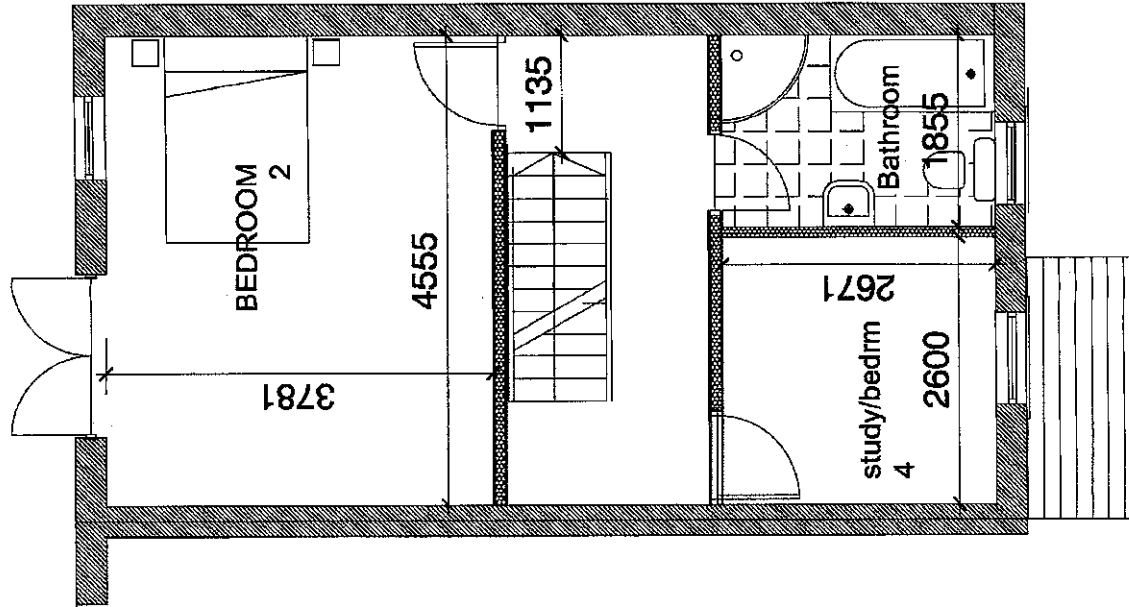


SANDY JOHNSTON  
ARCHITECT  
RIBA

HOUSING PLAN UNITS 1-18  
18 TERRACED HOUSES AT THE GEORGE, WARWICK  
BRIDGE FOR CRABE, ESQUIRES  
DATE: DEC 2011 DWG: 11/001/110C SCALE: 1:500  
Arch: J. Johnston, EA buffer zone & parking changes: 07/12/11



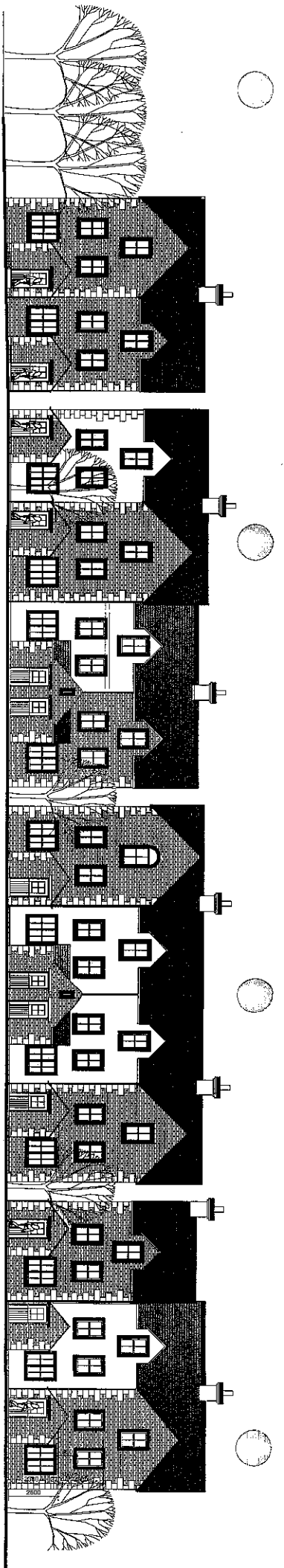
18 FEB 2012  
2012/0094



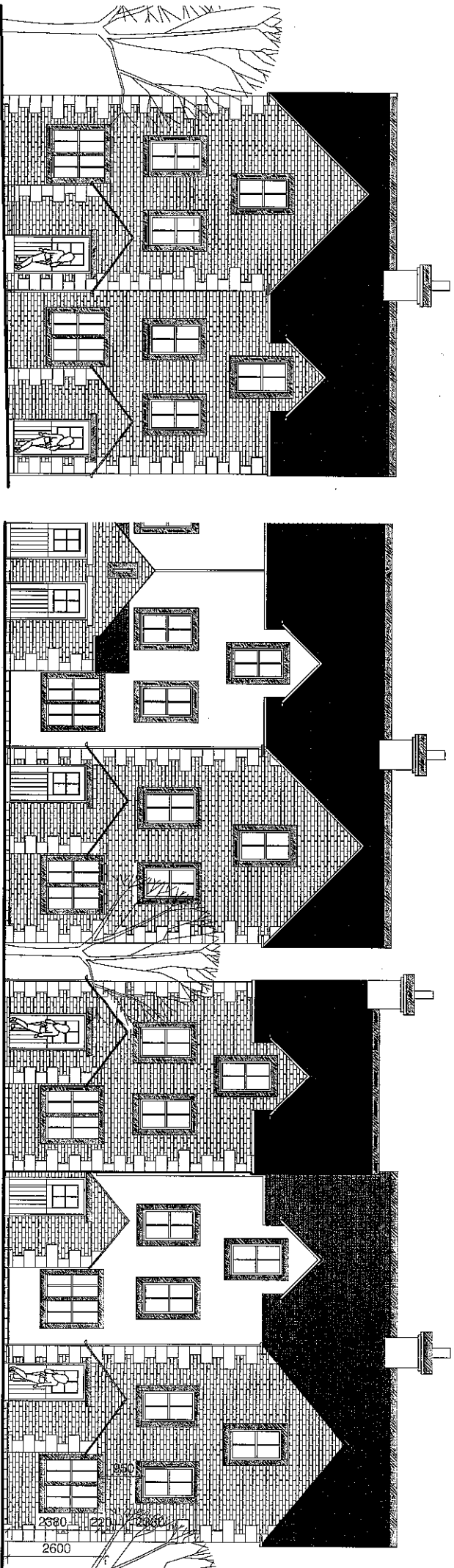
PLANS 1:50

PLANS FOR UNITS 1-13
18 TERRACED HOUSES AT THE GEORGE, WARWICK BRIDGE FOR CITADEL ESTATES
DATE: DEC 2011 DWG: 11/2011/11 SCALE 1:50

SANDY JOHNSTON  
ARCHITECT  
RIBA



ELEVATION UNITS 1-13 1:200



ELEVATION UNITS 12-13

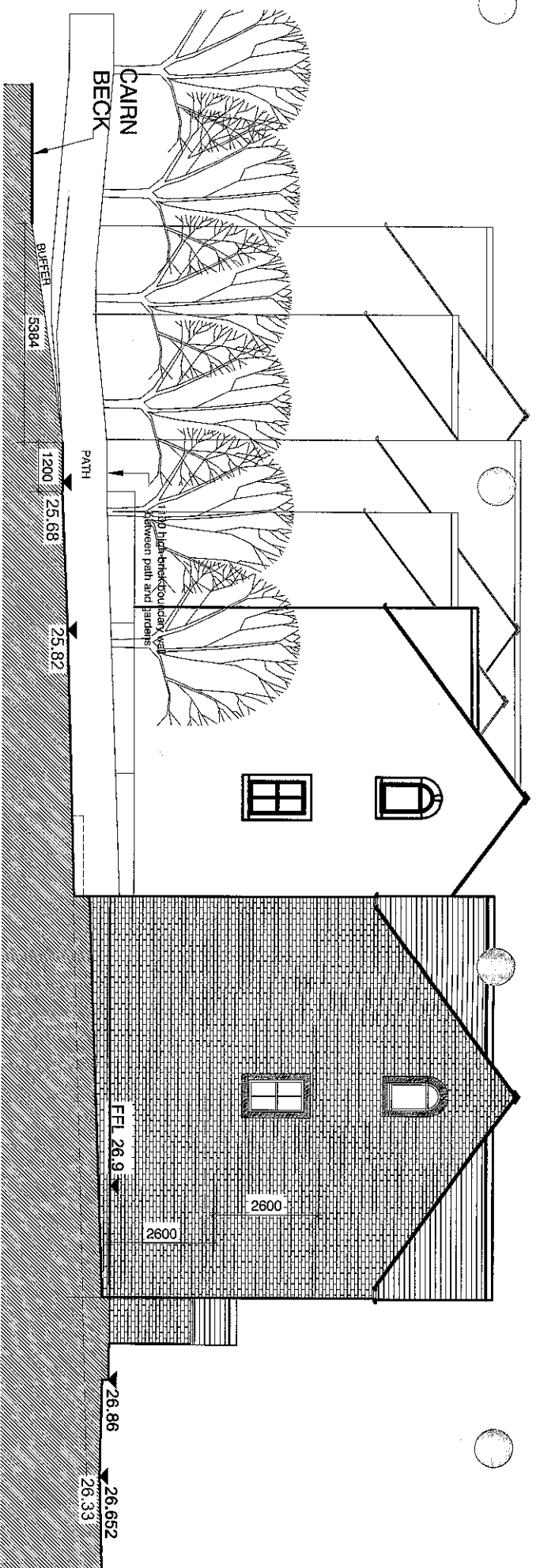
ELEVATION UNITS 1-3 1:100

SANDY JOHNSTON  
ARCHITECT  
RIBA

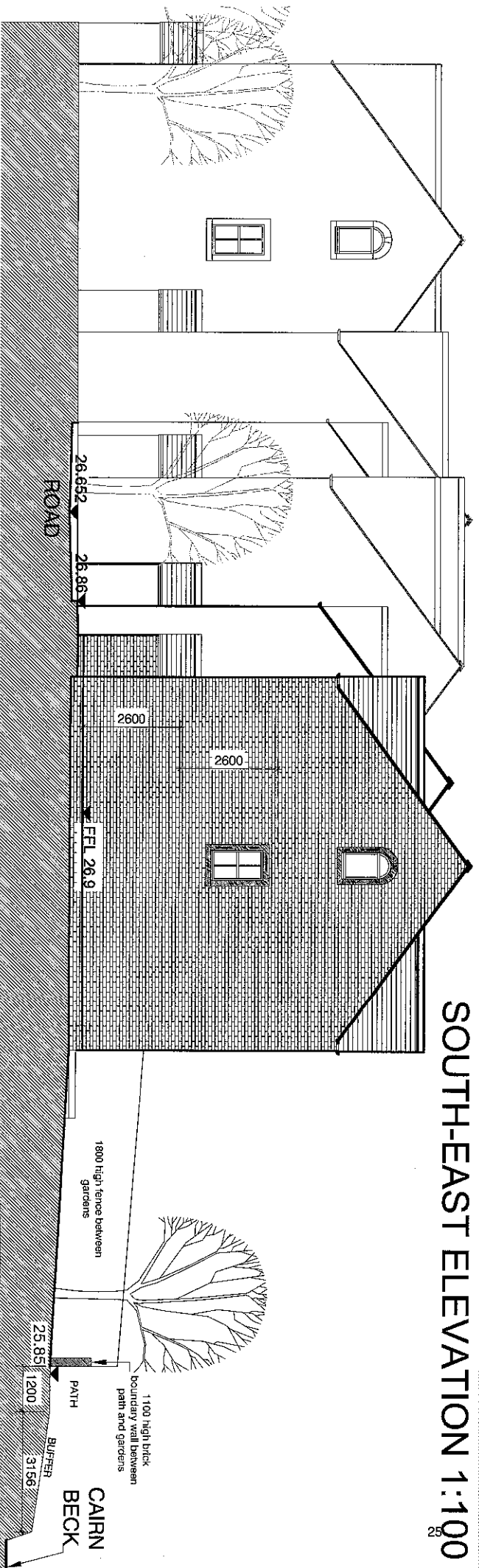
PLOTS 1-13 NORTH-EAST ELEVATION  
18 TERRACED HOUSES AT THE GEORGE, WARWICK  
BRIDGE FOR CITADEL ESTATES  
DATE: DEC 2011 DWG: 11/2011/6 SCALE 1:100







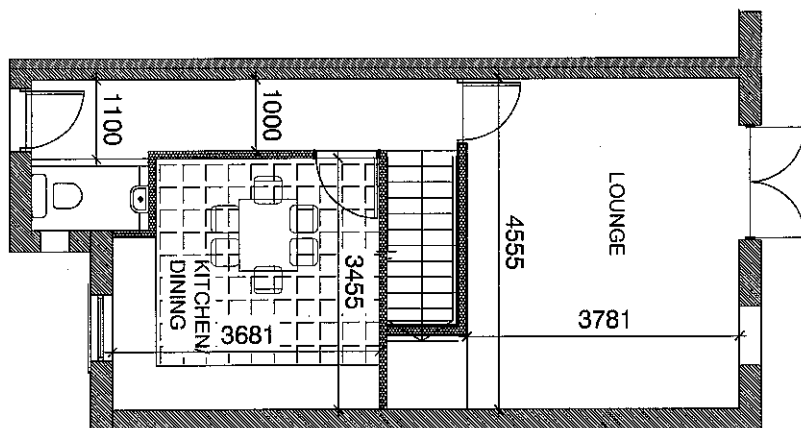
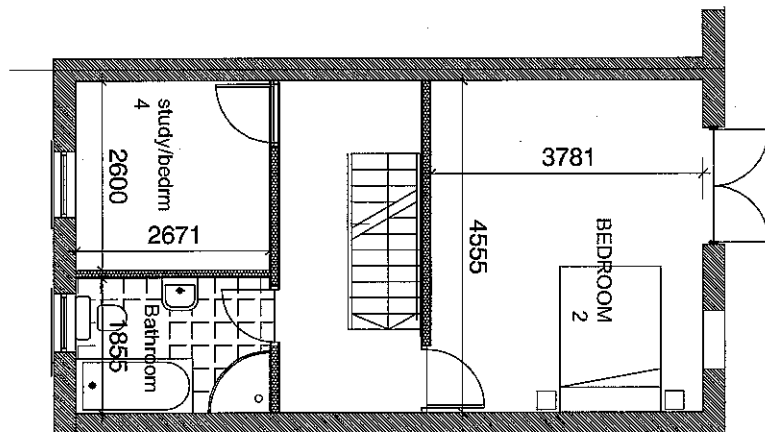
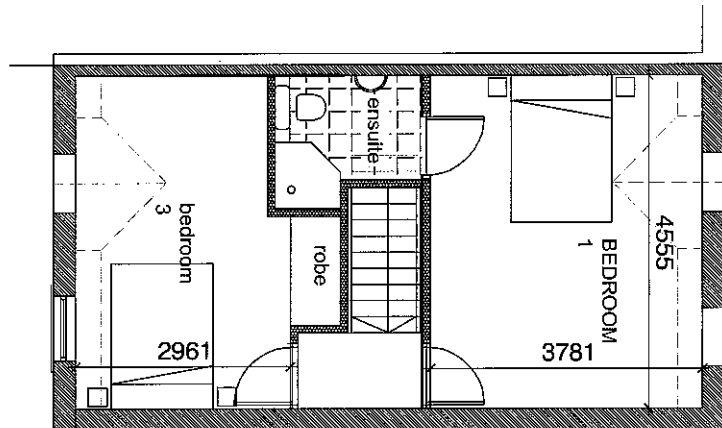
SOUTH-EAST ELEVATION 1:100



NORTH-WEST ELEVATION 1:100

SANDY JOHNSTON ARCHITECT RIBA	
PLOTS 1-13 S-E and N-W ELEVATIONS	18 TERRACED HOUSES AT THE GEORGE, WARWICK BRIDGE FOR CITADRI, ESQUIRES
DATE: DEC 2011 DWG: 11/201/1/14A	SCALE 1:100
REVA 13-01-12	Minor amendments to elevations





SANDY JOHNSTON  
ARCHITECT

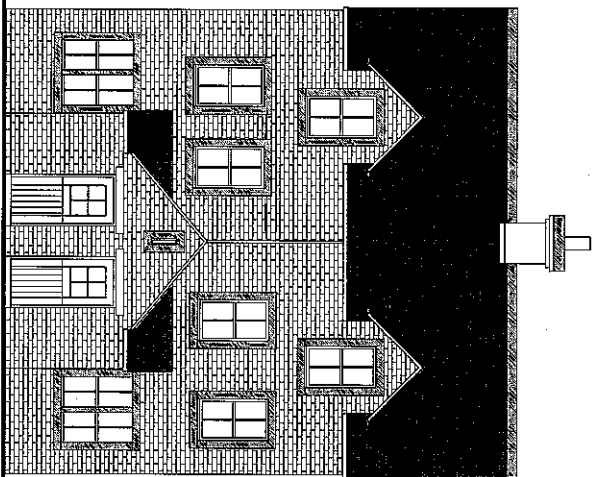
RIBA

HOUSE TYPE 2C

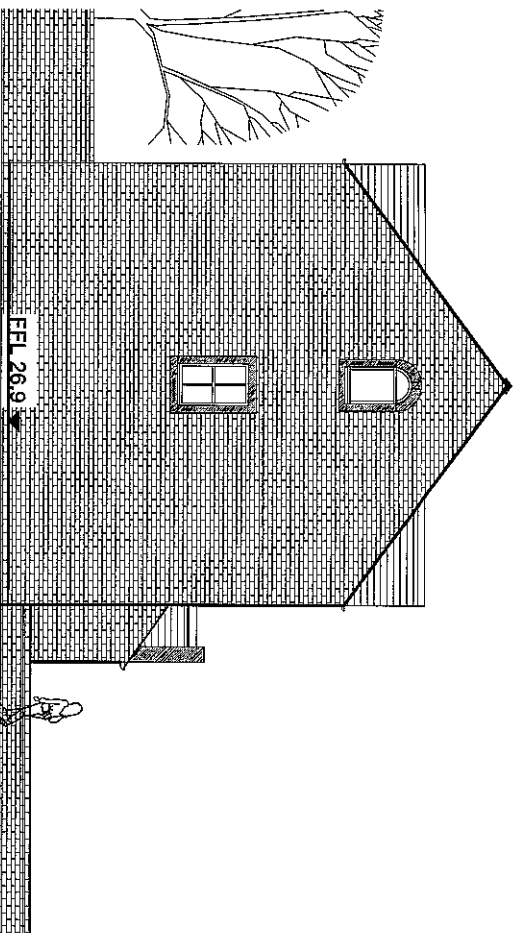
18 TERRACED HOUSES AT 'THE GEORGE' WARWICK  
BRIDGE FOR CITADEL ESTATES

DATE: DEC 2011 DWG: 11/2011/14C

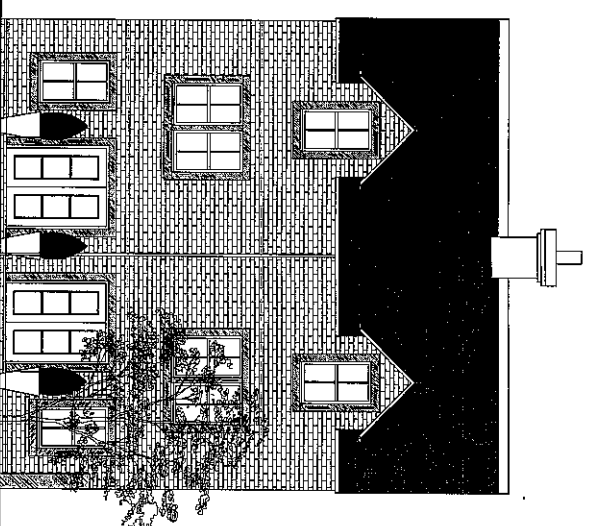
SCALE 1:100



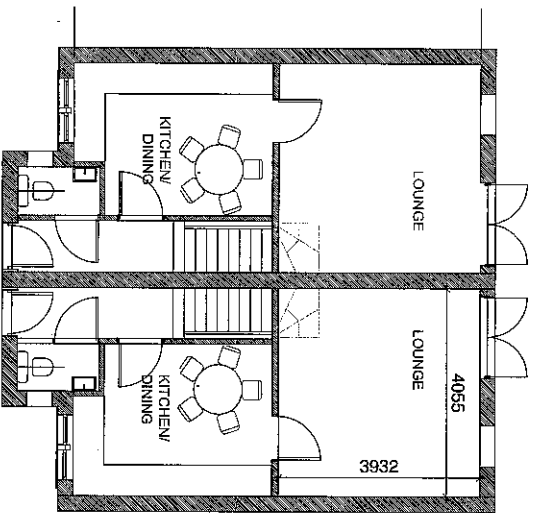
NORTH-WEST ELEVATION



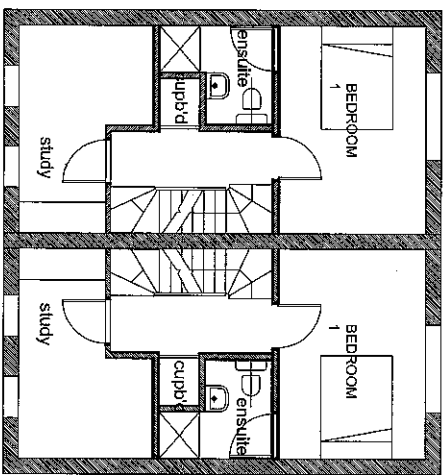
NORTH-EAST ELEVATION



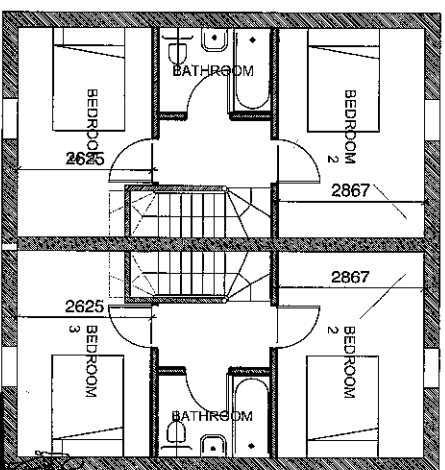
SOUTH-WEST ELEVATION <sup>27</sup>



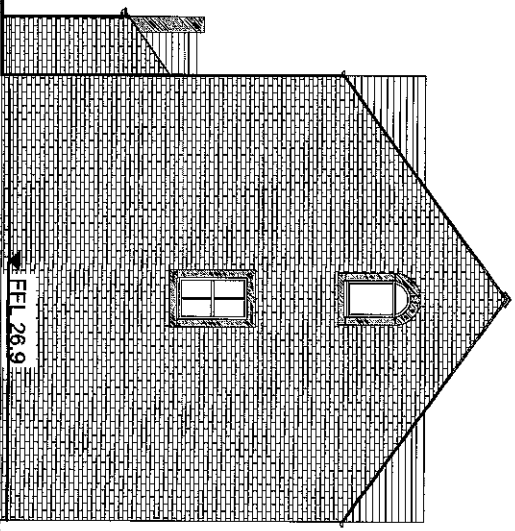
GROUND FLOOR PLAN



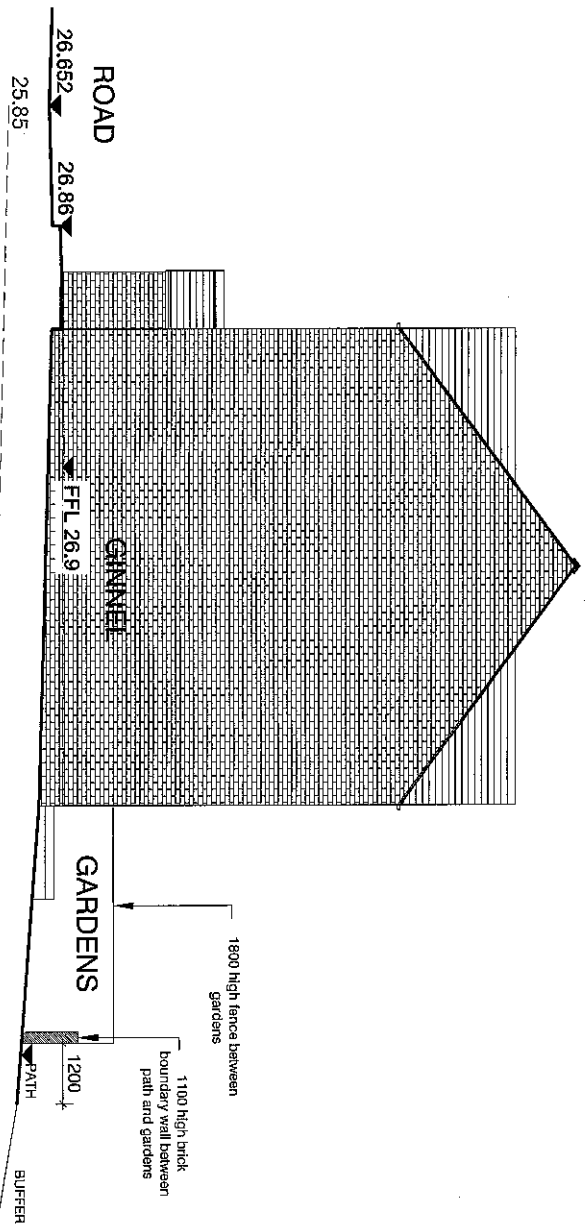
FIRST FLOOR PLAN



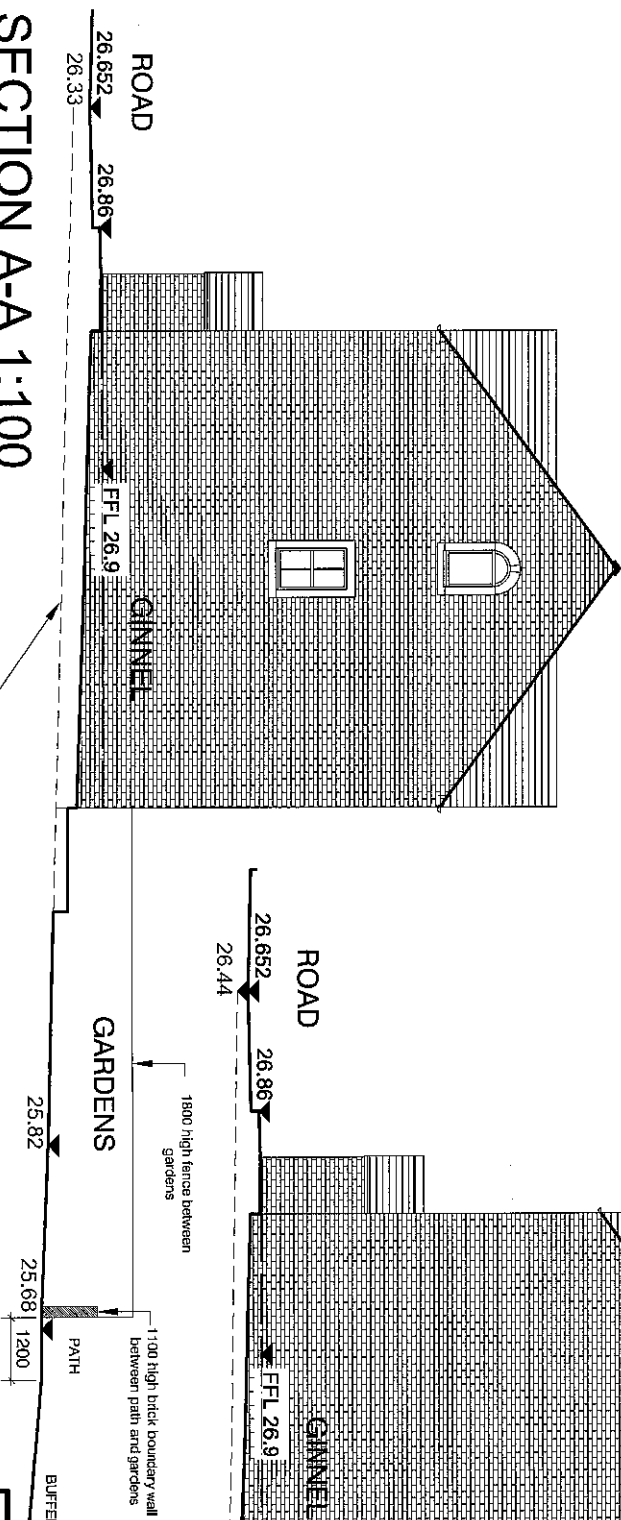
SECOND FLOOR PLAN



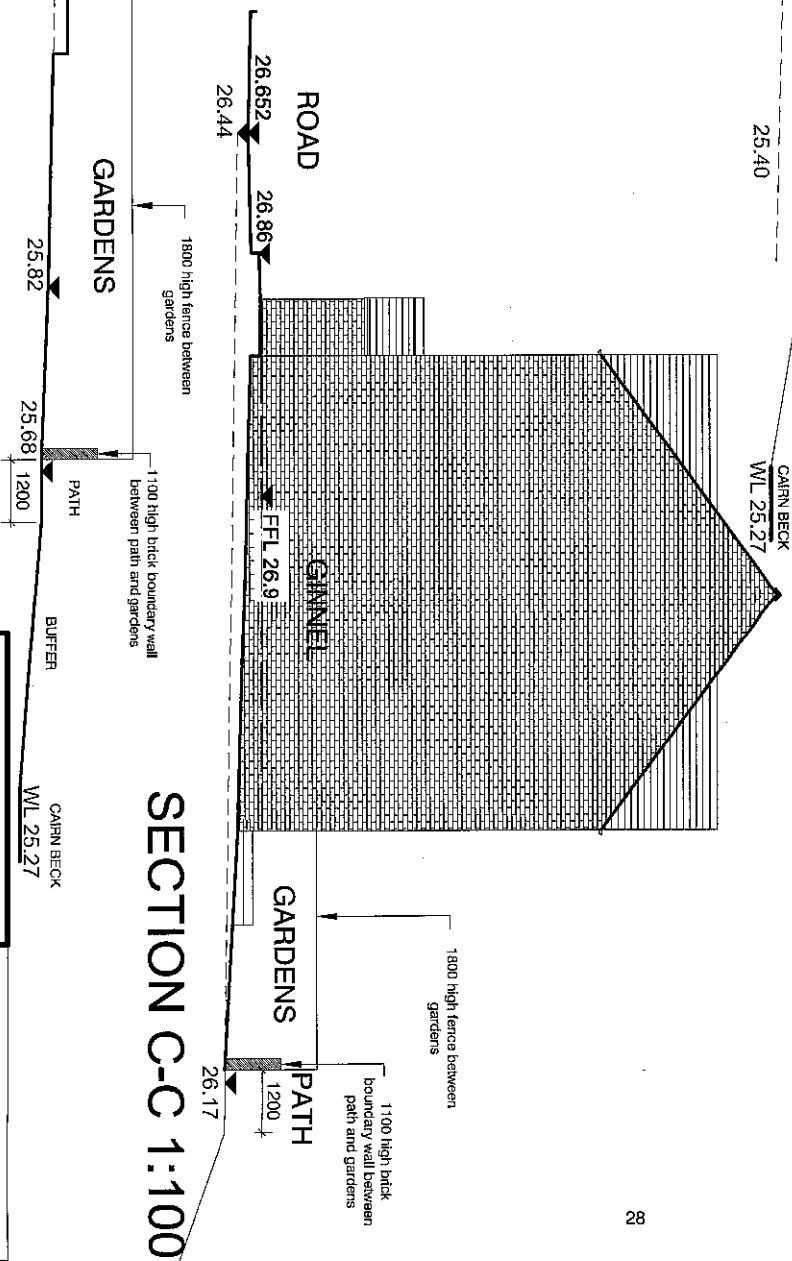
<p><b>SANDY JOHNSTON</b> ARCHITECT RIBA</p>	
<p>LOTS 14-18 PLANS &amp; ELEVATIONS</p>	
<p>18 TERRACED HOUSES AT THE GEORGE, WARWICK BRIDGE FOR CITADEL ESTATES</p>	
<p>DATE: DEC 2011 DWG: 11/2011/25</p>	<p>SCALE 1:100</p>



SECTION B-B 1:100



SECTION A-A 1:100



SECTION C-C 1:100

Existing ground levels at Section A-A



12/0094  
04 APR 2012  
KL  
ROM

MY REF: 12/005  
YOUR REF: 12/0094

4<sup>th</sup> April 2012

To: **Richard Maunsell – Planning Officer**

Dear Mr Maunsell,

***Re: Proposed Mixed Residential and Retail Development – Land at/adjacent formerly The George, Warwick Bridge – Further Summary Justification***

The previous extant approval from 2008 was promoted unequivocally and agreed universally as vital "REGENERATION" scheme – to revitalize a key location at the heart of this community of Warwick Bridge and its dependant parishes thereabouts, by delivering a new integrated retailing and housing development for the long-term sustainable benefit of the area.

Back then, the Co-op was earmarked as the ideal end-user for obvious reasons - to allow it to upgrade its established popular and vital service community role, by relocating from its existing cramped problematic premises nearby. Thereafter the economic gloom deepened, and with it investor confidence, resulting in the widespread retraction/consolidation of development activity across all sectors.

The Government's response has been a call for greater urgency from Planning to deliver on its potential to promote growth and prosperity, and contribute positively to long-term recovery and the viable achievement of core strategic *economic, environmental and social* objectives in a manner that acknowledges and promotes the integrated nature of commercial, employment and housing development investment.

In 2009 PPS 4 ("Planning for Sustainable Economic Growth") encouraged greater flexibility in the application of Planning policy, to achieve key objectives in a more balanced, integrated, and responsive manner – to overcome rhetoric and ensure viable delivery.



Last week's landmark National Planning Policy Framework (NPPF) confirmed the *presumption in favour of sustainable development*. The Ministerial Foreword to the NPPF declares that "*development*" means "*growth*", and "*sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.*"

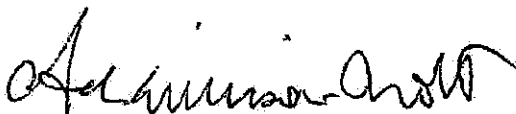
Securing the Co-op on this uniquely ideal site within this important rural local service centre, has taken nearly 2 years during which time investor confidence has slowly returned, and a viable contractual agreement reached between the applicant and the Co-op. The applicant has in that time delivered (affordable) housing, and continues to develop other sites for housing elsewhere, where it is a priority to help sustain a healthy range of existing service provision.

Should this scheme be rejected, for example on the ground of failure to provide affordable housing, the site will have to be mothballed, and in due course the applicant will be resigned to deliver affordable housing when the market sufficiently recovers, but without a Co-op or indeed any other commercial element. That will mean more housing putting further stress on increasingly hamstrung, outdated and inadequate (community) services - not sustainable.

In response, the current scheme has called upon the LPA and local community to value it's vital contribution as a critical one-off long-term optimum enhancement to Warwick Bridge's strategic role - not as location for just new housing, but as a sustainably balanced service provider that will in turn support more effectively future (affordable) housing, jobs and community self-reliance – *economic, environmental and social sustainability*.

The local community has responded with just one objection and two comments from individuals, as well as constructive comments from the Parish Council, regarding matters of detailed design. What is clear from the informal feedback received during the long run-up to the application and since, is the eager readiness of the local community to see the site redeveloped in a manner that will benefit existing as well as future inhabitants, and further its long term vitality and self-reliance. This is sustainable development that as well as the new modern Co-op includes also a healthy mix of housing including relatively affordable/ accessible flats, and wider overdue highways/public transport infrastructure improvements, and we urge its approval in line with the NPPF and its presumption in favour of laying the foundations for long-term sustainable growth and prosperity.

Yours Sincerely,



Andrew Willison-Holt BSc.(hons) Dip.TP Dip.Eng.Law MRTPI.

## SCHEDULE A: Applications with Recommendation

12/0017

Item No: 02

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0017

**Applicant:**  
EDF Energy Renewables

**Parish:**  
Kirkandrews

**Date of Receipt:**  
24/01/2012

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**

Solway Moss Peat Extraction Works, Springfield,  
Longtown, Cumbria, CA6 5NH

**Proposal:** Retention Of Temporary 60m Anemometer Mast For The Purpose Of  
Measuring Wind Speed And Wind Direction (Renewal Of Application  
09/0983)

---

## REPORT

**Case Officer:** Shona Taylor

### 1. Recommendation

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

### 2. Main Issues

- 2.1 The Impact Of The Proposed Development On The Landscape And Visual  
Character Of The Area;  
2.2 Air Safety With Regard To Carlisle Airport and The Ministry Of Defence;  
2.3 The Impact On The Living Conditions Of Local Residents; and  
2.4 The Effect Of The Scheme On Local Ecology And Nature Conservation.

### 3. Application Details

#### The Site

- 3.1 Beckburn is located approximately 2.5km northwest of Longtown and 2.5km  
north east of Gretna. Whilst the site is situated within the Carlisle City  
Council area it is close to the administrative boundary with Dumfries and  
Galloway.
- 3.2 The site is flat and forms part of the flood plain of the River Esk and the River  
Sark. Although the site itself is in use as a peat extraction site the

predominant land use in the surrounding area is agriculture, interspersed with plantations. There are also large areas to the south of the site in MOD use.

- 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 2b Coastal Margins – Coastal Mosses, is located approximately 3.4km from the Solway Coast Area of Outstanding Natural Beauty (AONB), is 3km to the east of the registered battlefield of Solway Moss, and 12km from the buffer zone of the Hadrian's Wall World Heritage Site.
- 3.4 The site is bounded to the east, south and south west by coniferous and broadleaved woodland. To the west and north west the site is bounded by an earth bund which helps to screen operations within the peat extraction site. The site is enclosed from residences and roads to the east and south, with some views across fields from the minor road to the north of the site. There is no public access through or in close proximity to the site.

## **Background**

- 3.5 In 2009 (under application 09/0983) temporary planning permission was given for a 60m high anemometry mast for measuring wind speed and direction. The approved mast was given consent to be erected for two years, within a period of three years following the date of approval.
- 3.6 In 2011 (application reference 10/1102) permission was refused for the erection of 9No. 126m high (to tip) wind turbine generators, transformer housings, control room, 80m high meteorological mast and formation of associated laydown area, crane pads and access tracks; associated change of use to mixed use comprising operational peat works and wind farm.

## **The Proposal**

- 3.7 This application is seeking approval for the retention of a temporary 60m high anemometer mast for the purpose of measuring wind speed and wind direction (renewing planning permission 09/0983).
- 3.8 The previous application stated the applicant was seeking approval for 1 year, however, permission was granted for the mast to be in place for 2 years, which is due to expire on the 20th April 2012.
- 3.9 The mast is a cylindrical galvanised steel structure, approx 250mm in diameter, which is held upright by high tensile steel guy wires, at an interval of approximately 10m. There are four sets of guys, at 90 degrees to one-another leading from the mast. The outermost guy anchors into the ground 42m from the centre of the mast.
- 3.10 This type of mast is erected using wooden sleepers buried into the peat. These anchors can be completely removed at the end of the consent period.

#### **4. Summary of Representations**

4.1 This application has been advertised by means of site and press notices. In response fifty eight letters of objection have been received. Fifty of these are identical "standard" letters which have been countersigned by objectors, 7 are individual objections and 1 is a letter of objection from Friends Of Rural Cumbrias Environment (FORCE). The letters of objection are summarised as follows:

1. there is no longer any need for the test mast as the application for the proposed wind farm (10/1102) has been refused;
2. no test masts or applications for wind farms should be allowed to be put forward within the 50km exclusion zone of Eskdalemuir as the noise budget is at its limit as confirmed by the MOD safeguarding. In the present economic climate wasting valuable public money and council time on applications that go against international security
3. if allowed to be renewed, the test mast will no longer be temporary structure and becomes a permanent feature of the flat Solway Plain landscape;
4. the Design and Access statement for the 2009 application stated that the mast would be on site for a maximum of a year, the company have already broken that agreement;
5. there is no justification for the applicants to pursue an application that has been rejected on strong grounds;
6. without the wind farm, which has been refused, there is no demonstrable need to measure wind speeds. If this is a sign that the developer is about to return with a fresh proposal, then this is an area which has already seen more than its fair share of such development; the cumulative impact of which would be completely unacceptable;
7. the mast would cause excessive visual and auditory intrusions.

#### **5. Summary of Consultation Responses**

Natural England: - no objections;  
Cumbria County Council (Strategic Planning Authority) Wind Energy Consultations: - no response received;  
Ministry of Defence/Defence Estates: - MoD safeguarding - Otterburn: no safeguarding objections to the proposal;  
Green Spaces - Countryside Officer - RURAL AREA: - no response received;  
Kirkandrews Parish Council: - object to the retention of any measuring devices associated with a possible re-application for the erection of wind turbine;  
National Air Traffic Services: - no objections to the proposal;  
Eskdalemuir Seismic Recording Station: - no response received;  
Carlisle Airport: - no objections;



Cumbria County Council - Highway Authority: - It is considered that the proposal will not have a material affect on existing highway conditions. I can therefore confirm that the Highway Authority has no objection to the proposal.

## **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 Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan until the provisions of the Localism Act are enacted. A separate order is required to revoke the RSS; and until this takes place the RSS remains part of the Development Plan. 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 The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The NPPF has a presumption in favour of sustainable development with 12 core planning principles which should underpin plan-making and decision-taking. Members should note that two of the core planning principles are to support the transition to a low carbon future in a changing climate, encouraging the use of renewable resources and recognising the intrinsic character and beauty of the countryside.
- 6.4 The NPPF indicates that when determining applications Local Planning Authorities should not require applicants to demonstrate the overall need for renewable energy and it should be recognised that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPF indicates that Local Planning Authorities should approve the application (unless material considerations indicate otherwise) if its impacts are, or can be made, acceptable. The NPPF also states that in determining applications for wind energy development Planning Authorities should follow the approach set out in the National Policy Statement for Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). The National Planning Policy Statement for Energy Infrastructure generally relates to large wind farms however it give guidance on technical considerations when dealing with onshore wind farms.
- 6.5 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.

- 6.6 In terms of the Local Plan policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character 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. 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 A Supplementary Planning Document 'Cumbria Wind Energy', which sets out Guidelines for wind energy schemes and includes a Landscape Capacity Assessment, was adopted by the Council in September 2008.
- 6.8 When assessing this application it is considered that there are four main issues, namely:

### **1. The Impact Of The Proposed Development On The Landscape And Visual Character Of The Area**

- 6.9 As stated above, the NPPF indicates that Planning Authorities should approve applications if the impacts are, or can be made, acceptable. The NPPF explains that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 118 indicates that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused. The NPPF also indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty (AONBs).
- 6.10 The Solway Moss is not located within an Area of Outstanding Natural Beauty. The site is bounded to the east, south and south west by coniferous and broadleaved woodland. To the west and north west the site is bounded by an earth bund which helps to screen operations within the peat extraction site. The site is enclosed from residences and roads to the east and south, with some views across fields from the minor road to the north of the site. There is no public access through or in close proximity to the site.
- 6.11 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 2b Coastal Margins – Coastal Mosses, is located approximately 3.4km from the Solway Coast Area

of Outstanding Natural Beauty (AONB), is 3km to the east of the registered battlefield of Solway Moss, and 12km from the buffer zone of the Hadrian's Wall World Heritage Site.

- 6.12 One of the key principles of the NPPF is to enhance the natural environment. The 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.
- 6.13 This area of Coastal Margins contains a high degree of human influences. This includes not only the peat extraction on this site, but the disused MOD facility at Smalmstown to the east, along with the MOD Longtown facility to the south. There is also the disused Oakbank Quarry to the north east, the overhead electricity transmission line with its associated pylons to the west of the site, as well as the Western Line railway and the M6 corridor.
- 6.14 As such it is considered that the monitoring mast does not significantly harm the local landscape character, and is generally compatible with the general scale of the surrounding landscape.

## **2. Air Safety With Regard To Carlisle Airport and The Ministry Of Defence**

- 6.15 The site is situated within the safeguarding zone of Carlisle Airport. Carlisle Airport have been consulted on the proposed development and have raised no objections. In such circumstances, the proposal will not have an adverse impact upon aviation safety.
- 6.16 Application 10/1102 was refused on the advice of the Ministry of Defence, for the following 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."

- 6.17 However, it would not be appropriate to refuse this application on this basis, as whilst it is accepted that the purpose of the mast is to gather information to facilitate a renewable energy scheme, the application is independent of any application for a wind farm, and the mast itself will not interfere with the

Eskdalemuir monitoring station.

- 6.18 In accordance with this approach, the Ministry of Defence have also been consulted on the proposal and have raised no safeguarding objections.

### **3. The Impact On The Living Conditions Of Local Residents;**

- 6.16 It is evident that the majority of comments have been made in anticipation of a subsequent revised 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.
- 6.17 The mast is an existing feature of the site, and as previously discussed in paragraph 6.13, it is viewed as part of a landscape with a high degree of human influence. When considered in this context, it is not felt that the retention of the mast for a further 12 months would have any additional impact upon neighbouring properties that would warrant refusal of the application.

### **4. The Effect Of The Scheme On Local Ecology And Nature Conservation.**

- 6.18 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.
- 6.19 In this case, the proposal relates to the retention of a mast supported and hinged on a steel base plate resting upon timber boards on the ground. On this basis it is considered that there should be no significant effects from the proposal, and that there will be no harm to the favourable conservation of any protected species or their habitats. Natural England have confirmed that they have no objections to the proposal.

### **Conclusion**

- 6.20 The purpose of the mast is to gather information to facilitate a renewable energy scheme. In that context, it is considered that the proposal falls within the remit of Local Plan Policy CP8.
- 6.21 Whilst it is noted that the mast has already been in place for a period of two years (as of 20th April 2012), given its temporary nature and limited harm, it is considered that the proposal complies with the relevant policies in terms of its landscape impact. As such, the application is recommended for approval for a further 12 months subject to conditions.

## **7. Planning History**

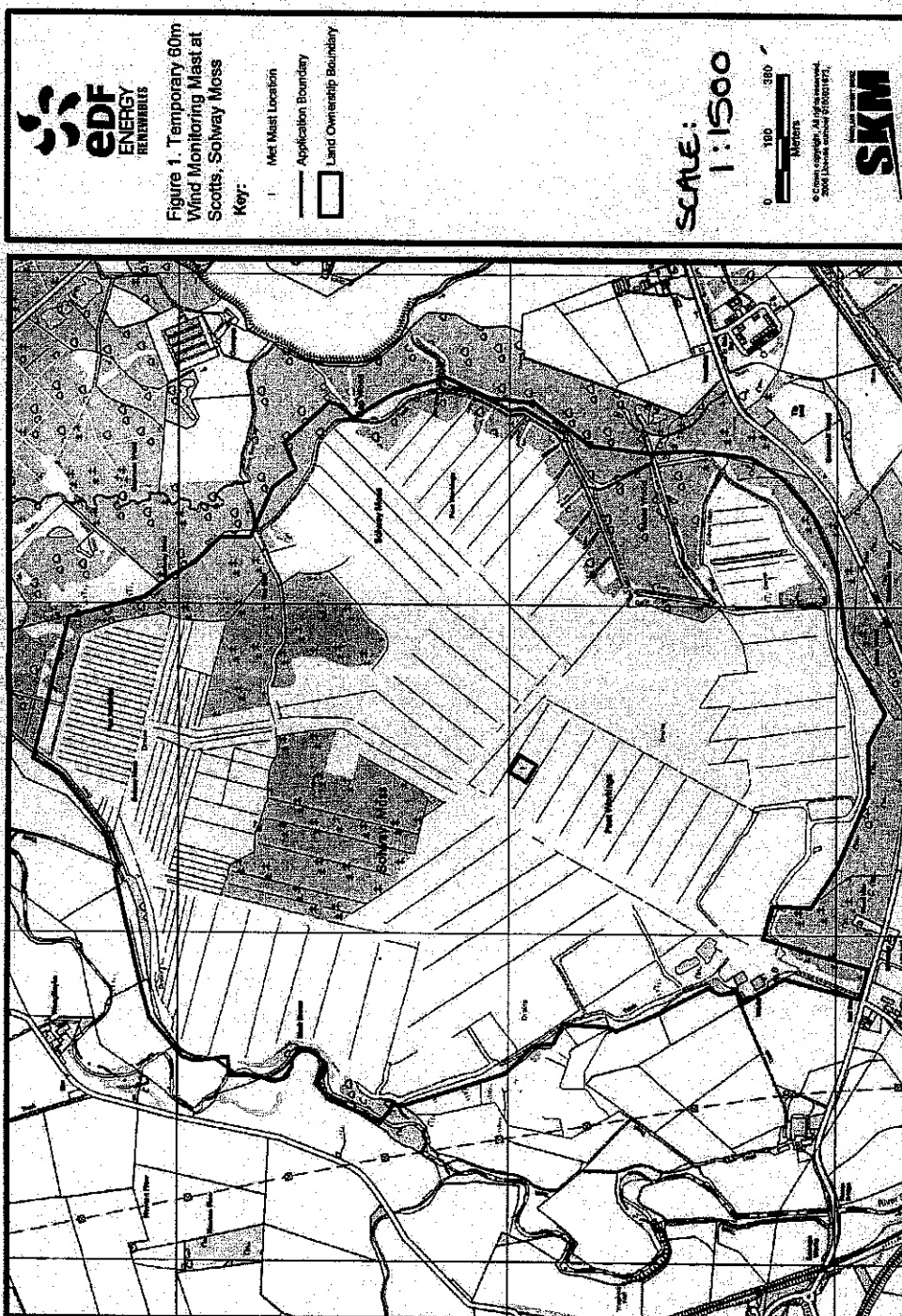
- 7.1 In 2011 permission was refused for the erection of 9No. 126m high (to tip) wind turbine generators, transformer housings, control room, 80m high meteorological mast and formation of associated laydown area, crane pads and access tracks; associated change of use to mixed use comprising operational peat works and wind farm (application reference 10/1102).
- 7.2 In 2009 Permission was granted for the erection of temporary 60m anemometer mast for the purpose of measuring wind speed and wind direction (application reference 09/0983).

## **8. Recommendation: Grant Permission**

- 1. The temporary meteorological mast and associated guy wires hereby permitted shall be removed from the site and the land shall be restored to its former condition not later than the 20th April 2013.

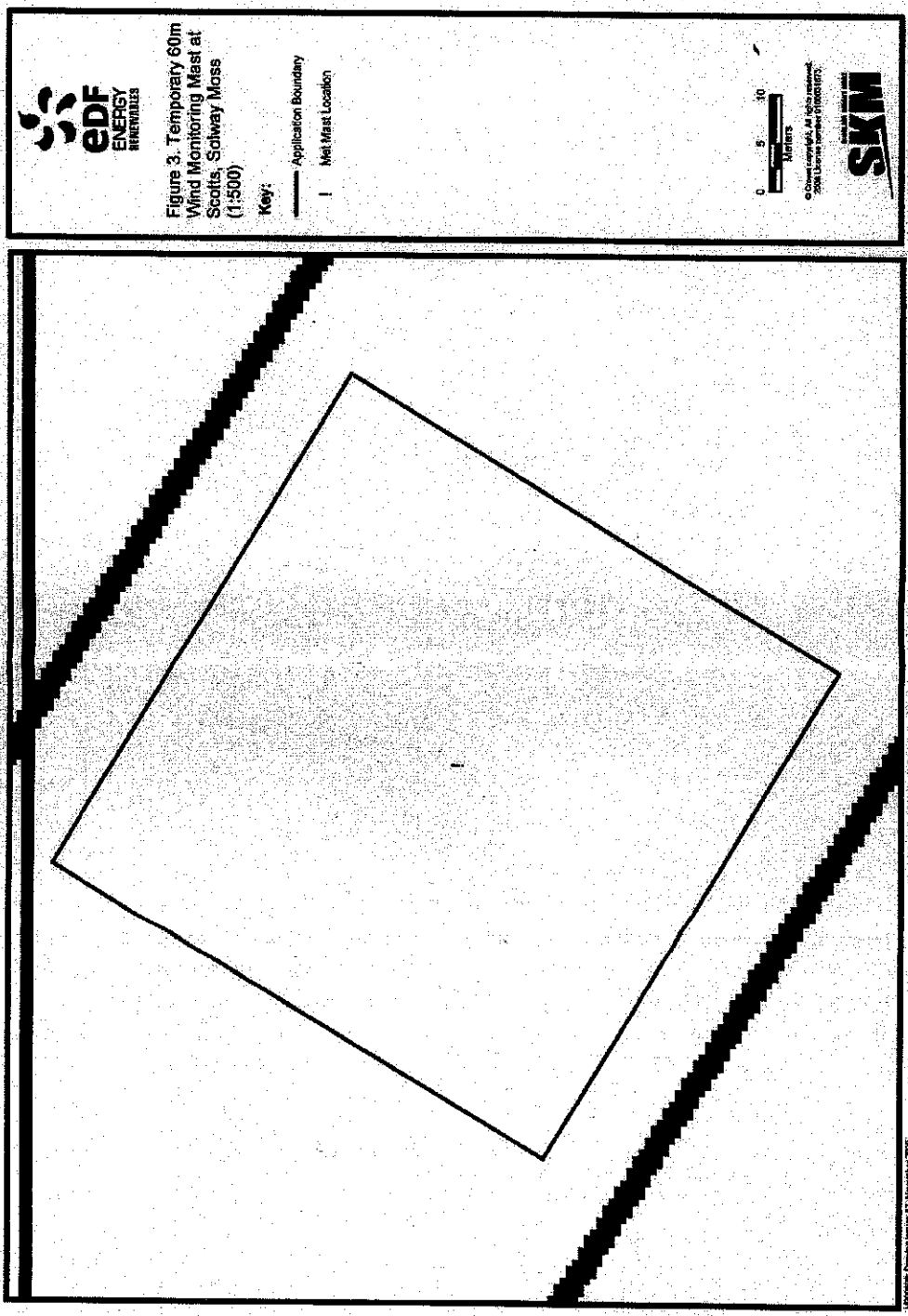
**Reason:** The Local Planning Authority wish to review the matter at the end of the limited period specified.

---



RECEIVED  
24 JAN 2012  
12/0017





RECEIVED  
24 JAN 2012  
12:00:17

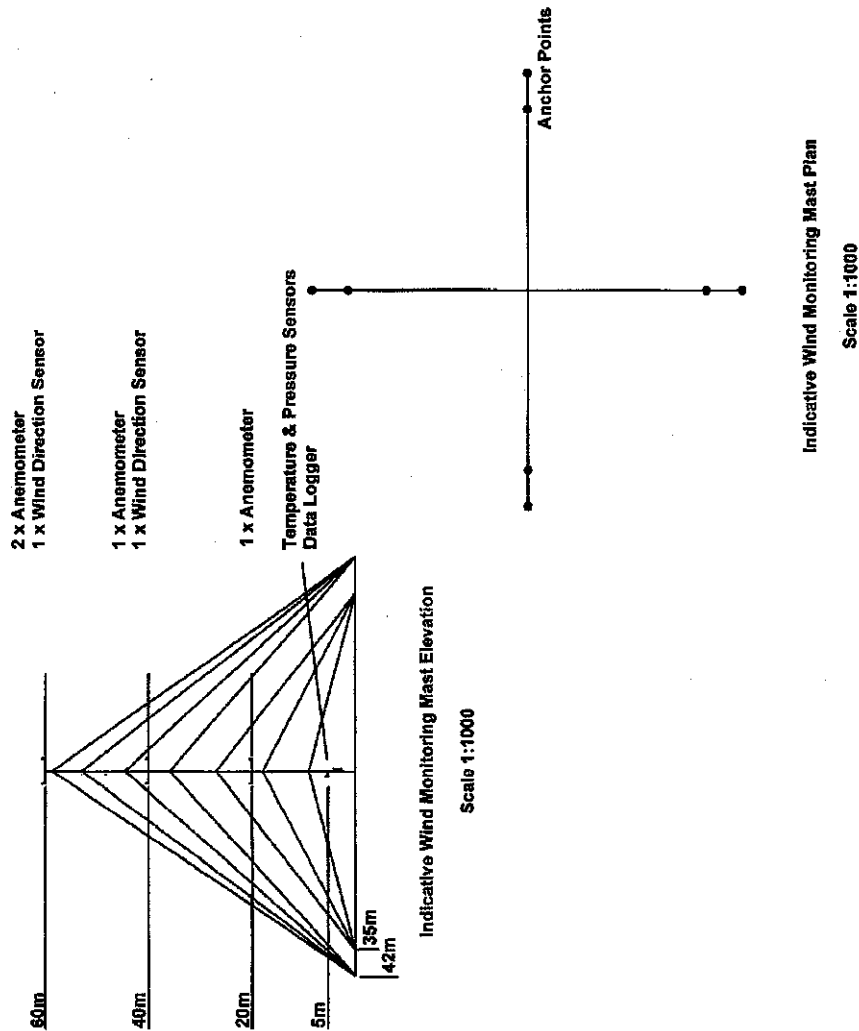




Figure 4: Temporary  
60m Wind Monitoring  
Mast at Scotts, Solway  
Moss.  
Elevation & Plan



Scotts Moss Wind Monitoring Mast Application 2012



VP05050: Drawing sheet 04: November 2012

RECEIVED  
24 JAN 2012  
127.0017

## SCHEDULE A: Applications with Recommendation

11/0799

Item No: 03

Date of Committee: 20/04/2012

**Appn Ref No:**  
11/0799

**Applicant:**  
Magnus Homes Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
03/10/2011

**Agent:**  
Green Design Group

**Ward:**  
Stanwix Urban

**Location:**

Land Between 16a and 20 Eden Place, Carlisle,  
CA3 9JH

**Proposal:** Erection Of 3No. Dwellings

---

### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Principle Of Residential Development
- 2.2 Scale, Siting And Design
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Highway Matters
- 2.5 The Impact On The Character Of The Conservation Area
- 2.6 The Loss Of Trees

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Full Planning" permission for the erection of three dwellings at 18 Eden Place, Carlisle. The site comprises a single storey property that is set back approximately 40 metres within the site. The front garden of the property is bounded along the frontage of Eden Street by a hedgerow and a small brick retaining wall. There are residential properties bounding the site on all sides and the application site is within a Primary Residential Area and the Stanwix Conservation Area.

- 3.2 The site is flanked on either side by two storey terraced properties of brick construction under a slate roof. The site is a 'gap' site between number 16a Eden Street to the east and number 20 Eden Street to the north. The terraces are set back from the curtilage frontage, the distance of which diminishes between the two groups of properties with 20 Eden Street being closer to the road. The properties to the west of the site are Grade II listed.

## **The Proposal**

- 3.3 The application site, which extends to around 580 square metres, is rectangular in shape. It is proposed to construct a terrace of three properties along the frontage facing Eden Place. The properties would be set back from the front boundary and two storeys in height.
- 3.4 The accommodation to be provided within each of the proposed dwellings would consist of a W.C., lounge and kitchen on the ground floor, two bedrooms, a bathroom and one ensuite bedroom on the first floor with a further bedroom in the attic.
- 3.5 The properties would be constructed from clay facing brickwork under a slate roof and would incorporate a band of recessed brick detail along the front, side and rear elevations. The windows would be top hung upvc units with pre-cast cills and lintels. Similar detailing would also be incorporated around the doors. The roof lights would be conservation style roof lights. Brick walls would be constructed to the front of the properties adjacent to Eden Place with timber fences to the rear.
- 3.6 The vehicular access to the site would be via a single access point onto Eden Street which is existing and located between the proposed terrace and number 16a Eden Street. The access to three units, all of which would have two parking spaces. The existing dwelling would be retained further to the rear with access leading through the parking area.
- 3.7 The foul drainage system would connect into the mains sewer.

## **4. Summary of Representations**

- 4.1 This application has been subject to a site notice, a press notice and direct notification to the occupiers of ten of the neighbouring properties. Nine letters of objection together with a petition containing twenty eight signatures have been received and the main issues raised are summarised as follows:
1. the application was submitted before application 11/0799 which seeks planning permission for three dwellings. Is the developer trying to gain planning consent by stealth?;
  2. this is a Conservation Area with some properties controlled by an Article 4(2) Direction. Why call it a conservation area if you do not plan to conserve it?;
  3. by attaching the properties to the existing terrace, the proposal would

- detract from the existing character of the area;
4. this application is an example of garden grabbing for profit and should not be granted planning permission;
  5. the blind exit to the site is on a convex bend and the proposal represents a considerable traffic hazard to traffic and pedestrians;
  6. there is no mention of the replacement of the gates which would leave the site and neighbouring properties open to persons with criminal intent;
  7. the Flood Zone crosses the wall into the site which might mean that the structural integrity of buildings within the vicinity could be compromised;
  8. removal of the hedge and wall will lead to a loss of habitat for wildlife and would threaten the integrity of the silver birch tree;
  9. construction activity would affect biodiversity in a 'green haven' in the Conservation Area;
  10. the visual amenity of the area would be adversely affected that would be detrimental to defined views that have existed for 100 years or more;
  11. surface water run off from the site would increase into an already overloaded system and would increase pollution within this system;
  12. the loss of the trees within the site is unacceptable;
  13. removal of the outbuildings would mean a loss of habitat for wildlife;
  14. the existing cottage lies empty and there doesn't appear to be any plans for the future. If it is left empty, this would attract a colony of rats; and
  15. there are no plans to screen the parking area from neighbouring properties.

- 4.2 Following the receipt of amended details, which revise the scale and detail of the buildings together with the access arrangements, two letters of objection have been received. The issues raised reflect those submitted in the initial consultation process.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - there is no objection in principle but it is evident that due to the stone gate posts, hedge and large shrubs contained in the front garden of 16A, it is not possible to provide a 2.4m setback from the kerb edge for the visibility splay, the current footway being only 1.8m width. To the north a telegraph pole at rear of footway would need to be relocated and the front wall/garden edge of the new properties lowered to provide the 70m x 2.4m @1050mm height visibility splay. The Applicant should be asked to submit further details showing measures to provide this minimum level of visibility and in the absence of such details, the application is recommended for refusal.

Further comments received on 1st March 2102 raise no objection subject to the imposition of highway conditions;

Local Environment - Drainage Engineer: - the corner of the site is located within the 1 in 1000 flood risk zone.

The applicant should consider discharging the surface water by sustainable drainage methods rather than discharging to the public sewer;

Northern Gas Networks: - no objection;

United Utilities: - no objection; and

Conservation Area Advisory Committee: - the Committee has significant concerns over this proposal and view the existing open site as being an important part of the conservation area - a breathing space between otherwise built-up frontages whose loss should be resisted if possible. However, if development is destined for this site, the tabled application falls far short of an acceptable proposal. The site is of key importance and is prominent in the streetscene and the proposal is at odds with its context in several areas:

- it is clearly a speculative development which attempts to cram too much onto the site - this can be seen in the narrowness of each plot compared with the proportions of neighbouring development. It would be more appropriate to accommodate two terraced dwellings here, rather than the three proposed. The density and scale of the proposal is out of character and constitutes overdevelopment;
- the location of the new block is poorly conceived. It appears to nudge forward of the terrace at No 20, and pushes significantly past the building line of No 16a which exposes a very bleak and featureless blank gable to prominent view.
- neither the application forms nor design and access statement adequately specify the detail of the materials proposed - inappropriate PVCu rainwater goods are specified, but there is no clarity on the detail of the proposed brick, slate or timber windows. Are these to be vertical sliding sash to match their neighbours? Will the bonding pattern of the brick or its type match the existing terrace?
- the difference on storey heights between the generous Victorian properties and the more squat new proposal is glaring. Details such as prominent rooflights to the front roofslope and also the lack of traditional details such as chimney stacks add to the incongruity of the proposal.

In conclusion the committee recommended that the Council seek a significantly improved scheme for the site as the current proposal is not acceptable.

## **6. Officer's Report**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In respect of this application, the National Planning Policy Framework (NPPF) together with CP2, CP3, CP5, CP6, CP9, CP12, CP17, H1, H2, T1, LE19 and LE29 of the Carlisle District Local Plan 2001-2016 are relevant. The proposal raises the following planning issues.

### **1. Principle Of Residential Development**

- 6.2 The application site lies within the urban area of Carlisle. Policy H2 of the

Local Plan states that new residential development will be acceptable providing that compliance with four specific criteria is achievable on site. In this instance, the relevant criteria are met and, on this basis, the principle of residential development is considered acceptable. The issues raised are discussed in more detail in the analysis which follows.

## 2. Scale, Siting And Design

- 6.3 Policies seek to ensure the 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 CP5 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 frontage site within the urban area will have a significant impact on the character of the area unless it is sympathetically designed.
- 6.4 The footprint of the building has been sited to relate to the terrace of building either side and would be forward of the buildings to the east and almost flush with the gable of 20 Eden Street to the west, thereby creating a 'stepped' developed. The scheme has been amended significantly to take account of local characteristics. The revisions briefly comprise the use of conservation style roof lights, an increase in the ridge height to better relate to 20 Eden Street, the inclusion of chimneys, the incorporation of a double brick band to add character, the inclusion of a window to the east gable and the use of brick, as opposed to render, to construct the boundary walls to the front of the terrace.
- 6.5 The submitted drawings illustrate that the proposed dwellings would be of a similar scale and massing to its immediate neighbours and other properties within the immediate vicinity of the application site. The proposed materials would also complement the existing dwellings. Furthermore, the proposal would achieve adequate amenity space and off-street parking. The character and appearance of the dwellings would not be disproportionate or obtrusive within the streetscene.
- 6.6 Some of the objectors have raised concerns that the scale of development would not be in keeping with the character of the area and would prefer the retention of the open space. The development would be appropriate in scale and whilst the development would involve the loss of private amenity space, this is currently shielded from public view by the wall and hedgerow.
- 6.7 Given the prominent location of the site within the Conservation Area, it would be appropriate to condition any planning consent that future alterations, extensions and outbuildings to the front elevations require planning consent.

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

- 6.8 The occupier of a neighbouring property is concerned that the insertion of the gable window will result in overlooking and loss of privacy. The proposed window would serve an ensuite bathroom and is likely to be obscurely glazed. Notwithstanding this, given the distance and obscure angle of the window from the neighbouring property, the insertion of this window is acceptable and would not result in a loss of privacy to the occupier of this property.

#### 4. Highway Matters

- 6.9 The site is served from an existing vehicular access that leads from the County highway. The access comprises of a narrow entrance located on the sweeping bend on Eden Place. Several objectors have raised concerns that the access is inappropriate to deal with the level of car parking use associated with the properties and the Highway Authority initially shared this view and recommended refusal of the application.
- 6.10 The applicant proposes to increase the width of the pavement that bounds the site, thereby narrowing the width of the road. This would reduce the severity of the bend and provide visibility splays of 2.4 metres by 43 metres. This access arrangement is satisfactory to the Highway Authority and the objection has been removed provided that any consent is subject to conditions requiring the submission of further details and that the highway works are undertaken.
- 6.11 A further highway concern raised by neighbours relates to the level of car parking provision. The level of off-street parking provision is two spaces per dwelling which is acceptable. Members will note that the Highway Authority has raised no objection.

#### 5. The Impact On The Character Of The Conservation Area

- 6.12 The site is located within the Stanwix Conservation Area and the development would have an impact on its character and appearance. The objectors have raised the issue that the site is within such a designated area and that there is little point in designating land if further development is allowed. The fact that the site is within the Conservation Area does not preclude development per se. Consideration of any proposal has to be against the relevant planning policy. The scheme has been amended and improved through alterations to the fenestration and detail on the building. The scale, design and use of materials is appropriate to the site and would be consistent with the context of the Conservation Area which would not be adversely affected.

#### 6. The Impact Of The Development On The Trees On The Site

- 6.13 There are several trees along the eastern boundary of the site. These would be removed as part of the development. No objection has been raised by the Council's Tree Officer subject to the imposition of appropriate conditions.

#### 6. Development Within The Flood Zone

- 6.14 Part of the site is within Flood Zone 2 and consequently, the applicant has submitted a Flood Risk Assessment (FRA). In respect of the development, the applicant states that it is only the south-east corner of the site that is within the Flood Zone and this would form part of the garden of the end property at the eastern end of the site. Additionally, the Assessment states that the floor levels of the property would be almost one metre above the highest level of flooding for a 1 in 1000 year return and that the area benefits from flood protection measures. There is an existing wall along the boundary and given that the site rises and flood water would be unlikely to reach far into the site, the development is unlikely to significantly increase the risk of flooding elsewhere. The construction of the properties does not raise any issues with reference to Policy LE27.

## 7. Impact On The Setting Of The Listed Building

- 6.15 Number 20 Eden Place is Grade II listed and the building would be attached to the gable of the property. The amendments that have been made to the application have taken this constraint into account and given the scale, design and appearance of the properties, the development would not adversely impact on the character and appearance of the Listed Building.

## 8. Biodiversity

- 6.16 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, &c.) 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.
- 6.17 A Bat, Barn Owl and Breeding Bird Survey has been submitted. The survey concludes that no signs of barn owls, bats or birds roosting or nesting in the building. Brown Long Eared bats were observed flying around the garden and feeding around the boundary trees. The report identifies suitable mitigation measures and timing of works to minimise potential harm to bats and birds. An informative is included within the decision notice ensuring that if a protected species is found all work must cease immediately, the Local Planning Authority information and that a European Protected Species Licence will be required.

## Conclusion

- 6.18 In overall terms, the principle of residential development on the site is acceptable. The dwellings would be set back from the frontage of the site and the scale, design and massing takes account of the character and appearance of the surrounding built environment and to the advice within



current planning policies and Supplementary Planning Documents. Further, it proposes an appropriate design and use of vernacular materials such that the development would not adversely affect the character or appearance of the Conservation Area.

- 6.19 Development of the site will ultimately change the appearance of the site; however, the impact on the living conditions of the occupiers of the neighbouring properties has been taken into account. In all other aspects the proposal is compliant with the objectives of the relevant Local Plan policies.

## **7. Planning History**

- 7.1 Planning permission was granted in 2003 for the erection of a conservatory. Later in the same year, a revised scheme was approved.
- 7.2 An application for Conservation Area Consent for the demolition of a wall is currently being considered under application reference 11/0800.

## **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 Planning Application Form received 9th September 2011;
  2. the As Existing Plans, Elevations & Section received 5th March 2012 (Drawing no. 11/2072/00B);
  3. the As Proposed Plans, Elevations & Section received 5th March 2012 (Drawing no. 11/2072/01C);
  4. the As Proposed Schematic Site Plan Visibility Splays received 5th March 2012 (Drawing no. 11/2072/03E);
  5. the Proposed Site Access received 5th March 2012 (Drawing no. 9X1412/SK003 Rev B);
  6. the Design and Access Statement received 5th March 2012;
  7. the Flood Risk Report received 9th September 2011;
  8. the Survey for Bats, Barn Owls & Breeding Birds received 3rd October 2011;
  9. the Tree Survey received 9th September 2011;
  10. the Desk Top Study Regarding Likelihood Of Contamination received 3rd October 2011;
  11. the Notice of Decision; and
  12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. No development hereby approved by this permission shall commence until 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. The development shall be undertaken in accordance with the approved details.

**Reason:** To ensure the materials used are appropriate to the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure the materials used are appropriate to the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. The whole of the access area bounded by the carriageway edge and the highway boundary shall be constructed and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

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

6. The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plans. All such provision shall be retained, capable of use when the development is completed and shall not be removed or altered thereafter, without the prior written consent of the Local Planning Authority.

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

7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall include either a sustainable drainage system or soakaway for surface water disposal/ or investigation of the use of these methods and shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water disposal and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. The roof lights hereby approved shall be of a conservation style and fitted in

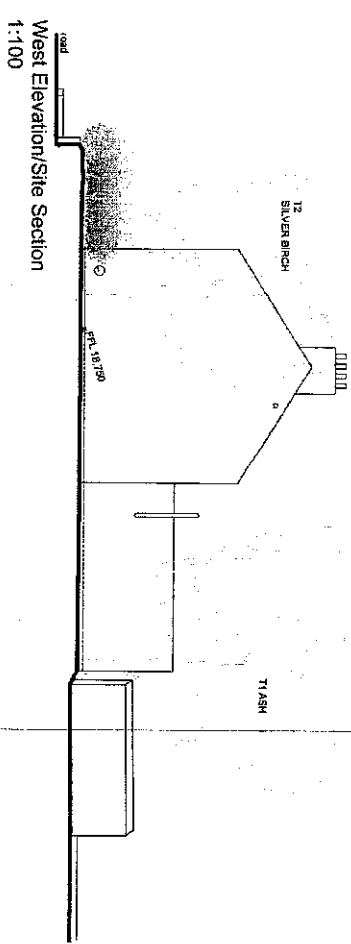
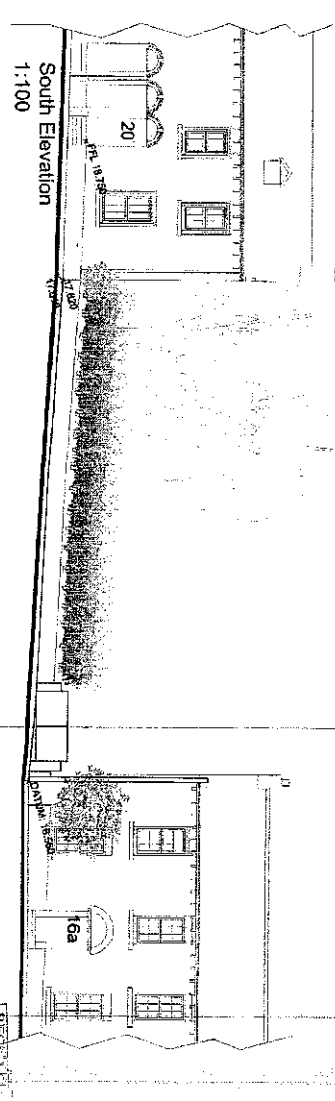
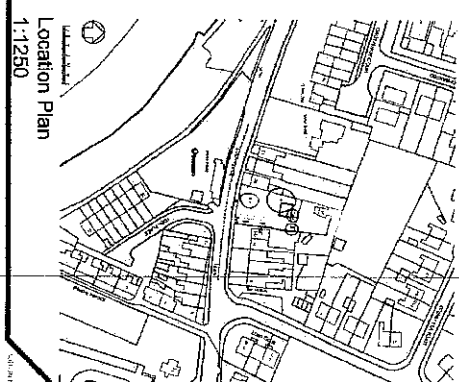
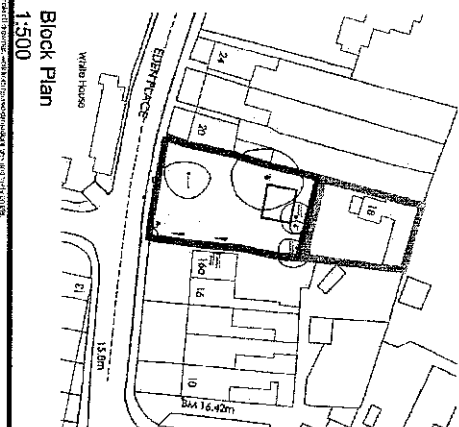
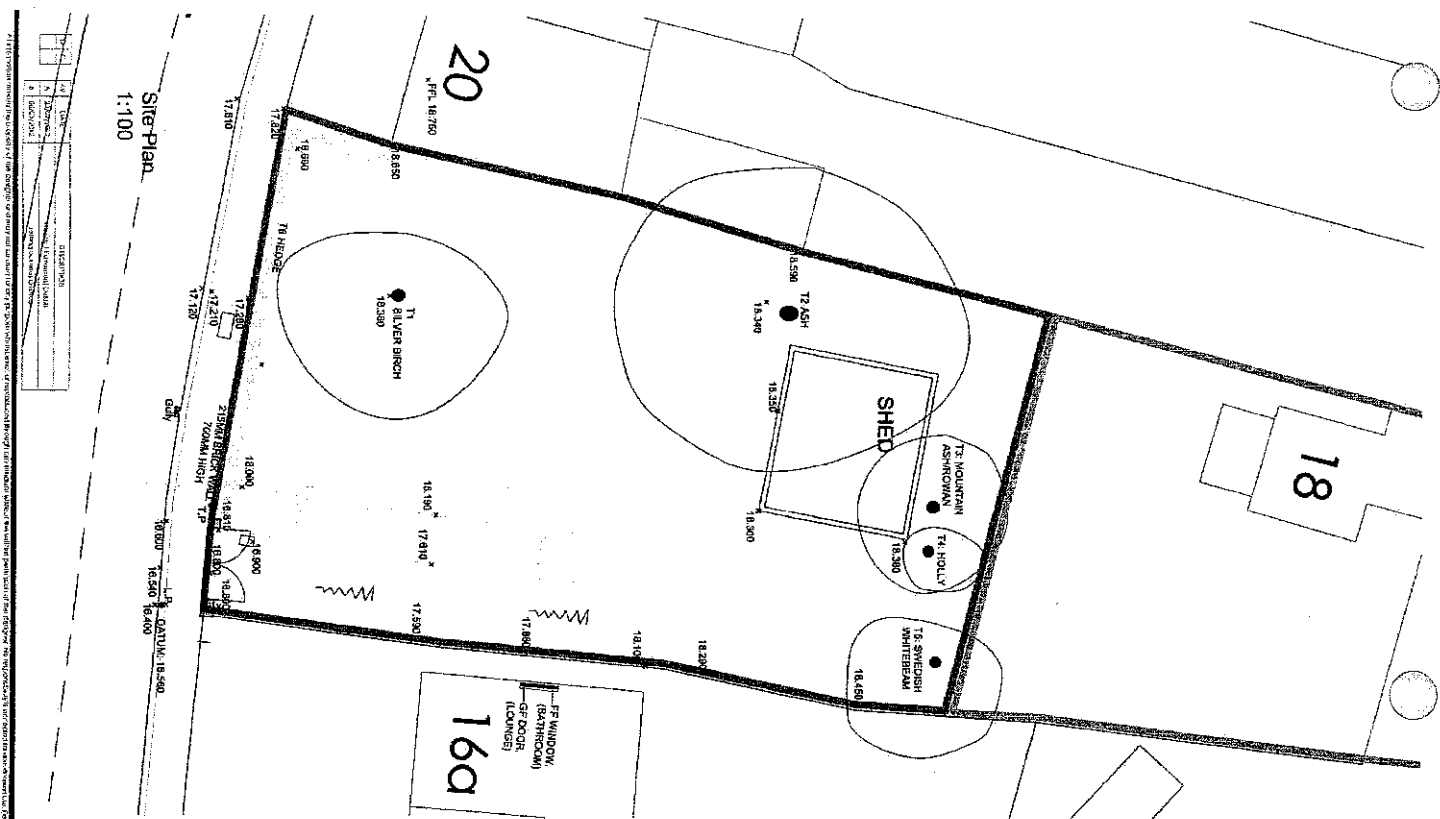
a manner such that they are flush with the plane of the roof.

**Reason:** To ensure the materials used are appropriate to the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

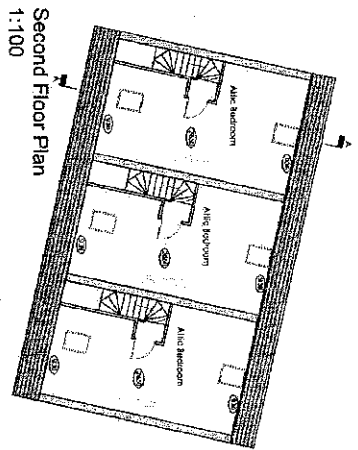
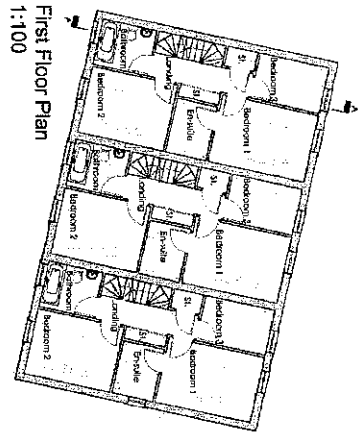
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the front elevations of the dwelling units to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the Conservation Area is not harmed by inappropriate alterations and/ or extensions accordance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

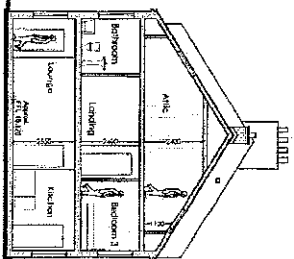
---



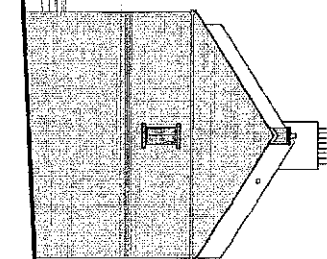
**GREEN DESIGN ARCHITECTS**  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Site Section AA 1:100



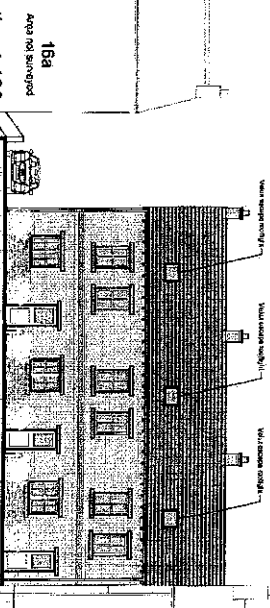
West Elevation 1:100



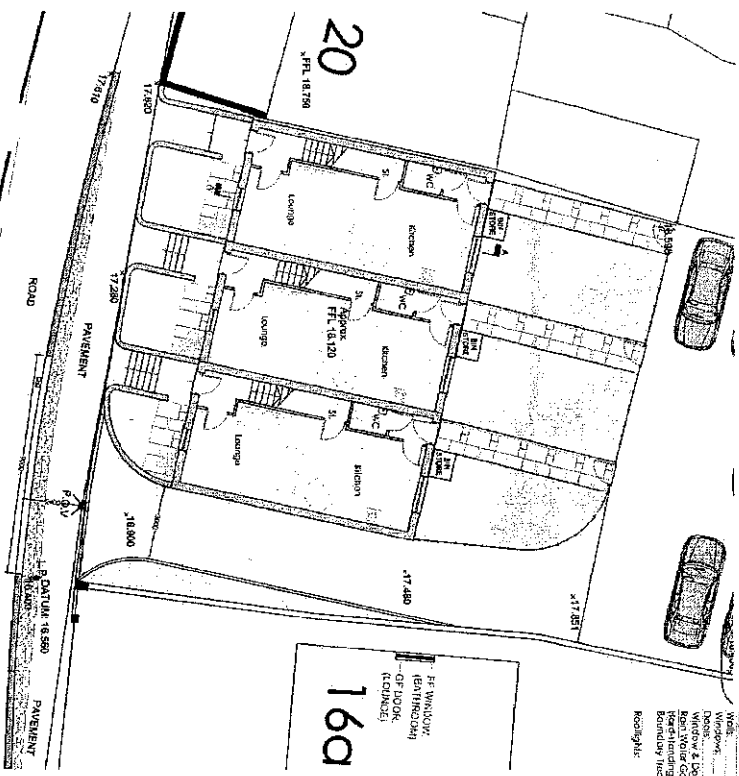
South Elevation 1:100



North Elevation 1:100



Ground Floor Plan 1:100



16a

Proposed building  
 North Elevation  
 West Elevation  
 South Elevation  
 Ground Floor Plan  
 First Floor Plan  
 Second Floor Plan  
 Site Section AA  
 Ground Floor Plan  
 First Floor Plan  
 Second Floor Plan  
 Site Section AA

NO	DATE	DESCRIPTION
1	20/01/12	Initial design
2	20/01/12	Revised design
3	20/01/12	Final design
4	20/01/12	Construction
5	20/01/12	Completion

**GREEN DESIGN ARCHITECTS**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sta

Scaur Bank

EDEN PLACE

24

22

20

19

19

10

BM 16.42m

55

**SITE LOCATION 1:1250**

**SITE PLAN 1:100**

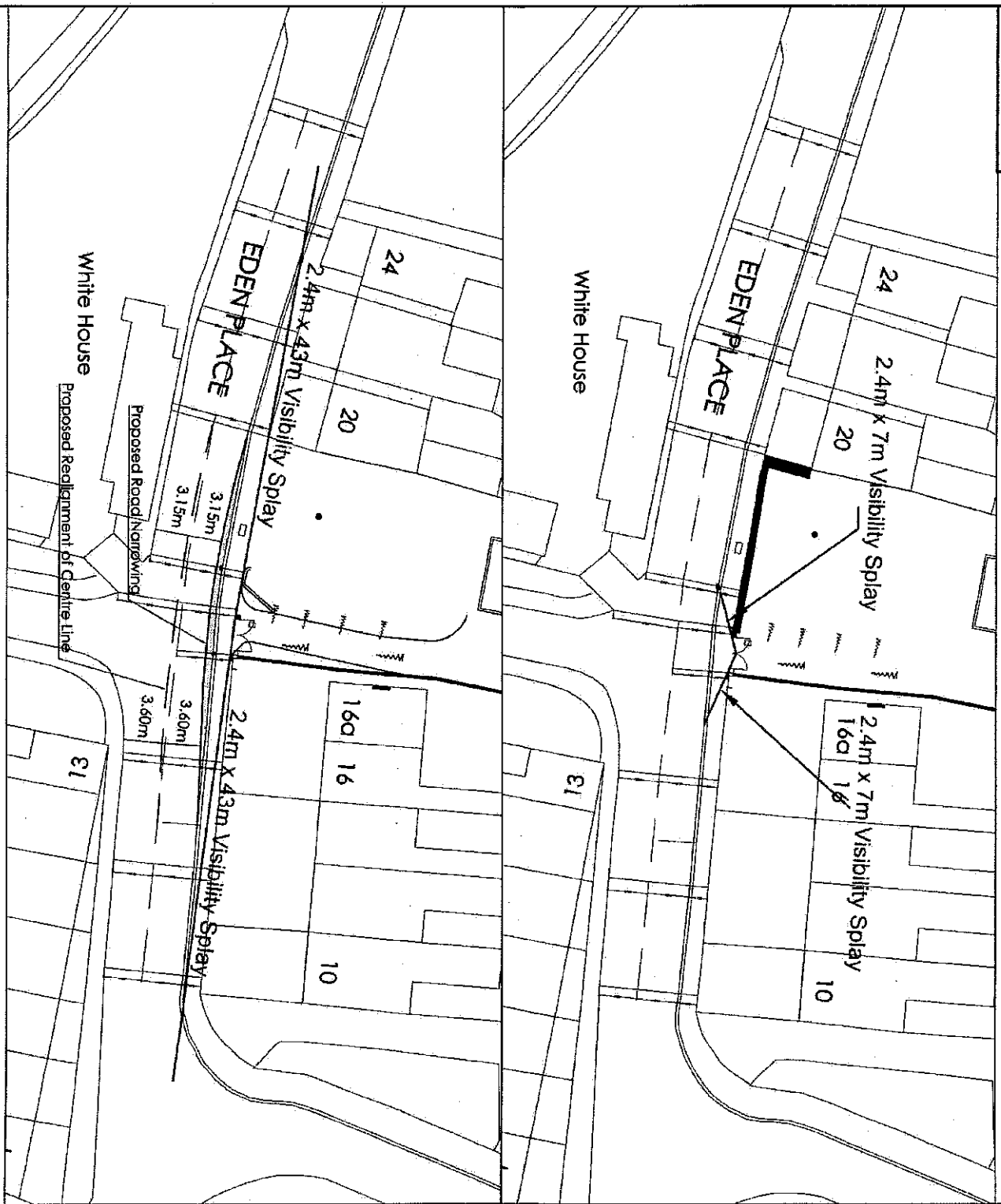
White House

13

15.8m

**GREEN DESIGN ARCHITECTS**  
 1000 15th St NW  
 Suite 1000  
 Washington, DC 20004  
 Tel: 202-638-1000  
 Fax: 202-638-1001  
 www.greendesignarchitects.com

11/27/99



**NOTES**  
 This data is based on Green Design  
 Architects drawing received  
 23/02/2012

Revision			
Rev	Amendment	Drawn	Check'd
1	FINAL	BH	BL
2	FIRST ISSUE	BH	BL
Client: Magnus Homes Limited			
Project: Eden Place			
Title: Proposed Site Access			

**ROYAL HARRINGTON**

100, The Royal Victoria Hotel, The Square, Bath, BA1 1AB  
 Tel: 01225 310000 Fax: 01225 310001  
 www.royalharrington.co.uk

**HARRINGTON UK LTD**  
 DEVELOPMENT AND TRANSPORT

Drawn: BH Date: 28.02.12  
 Checked: BL Date: 28.02.12  
 Scale: 1:250 @ A2 FOR APPROVAL

RECEIVED  
 5 MAR 2012  
 1110799

## SCHEDULE A: Applications with Recommendation

11/0800

Item No: 04

Date of Committee: 20/04/2012

**Appn Ref No:**  
11/0800

**Applicant:**  
Magnus Homes Limited

**Parish:**  
Carlisle

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

**Agent:**  
Green Design Group

**Ward:**  
Stanwix Urban

**Location:**

Land Between 16a and 20 Eden Place, Carlisle,  
CA3 9JH

**Proposal:** Demolition Of Gate And Stoops (Conservation Area Consent)

---

### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

- 1.1 This application is recommended for approval subject to the imposition of planning conditions.

#### 2. Main Issues

- 2.1 Whether The Removal Of The Gate And Gate Stoops Are Acceptable

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Conservation Area Consent" for the removal of two gate stoops and a gate at 18 Eden Place, Carlisle. The site comprises a single storey property that is set back approximately 40 metres within the site. The front garden of the property is bounded along the frontage of Eden Street by a hedgerow above a 700mm high retaining brick wall. There are residential properties bounding the site on all sides and the application site is within a Primary Residential Area and the Stanwix Conservation Area.
- 3.2 The site is flanked on either side by two storey terraced properties of brick construction under a slate roof. A vehicular access serves the property adjacent to 16a Eden Street. The site is a visual 'gap' site between number 16a Eden Street to the east and number 20 Eden Street to the north. The



terraces are set back from the curtilage frontage, the distance of which diminishes between the two groups of properties with 20 Eden Street being closer to the road. The properties to the west of the site are Grade II listed.

## **Background**

- 3.3 The application initially sought consent for the removal of a 700mm high brick wall from the frontage of the site together with two stone gate stoops and the gate that serve the vehicular access to the property; however, Conservation Area Consent is not required for the removal of the wall as it is adjacent to the highway and measures less than one metre in height. The application was amended on this basis and further consultation has been undertaken on the application for the removal of the gate and stoops only.

## **The Proposal**

- 3.4 It is proposed to remove two stone gate stoops and a wooden gate that form the vehicular entrance to 18 Eden Place. The ground slopes upwards along Eden Street travelling west past the site. At the highest point, the gate stoops measure 1.2 metres and the gate measures 1.4 metres.

## **4. Summary of Representations**

- 4.1 This application has been subject to a site notice, a press notice and direct notification to the occupiers of ten of the neighbouring properties. Nine letters of objection together with a petition containing twenty eight signatures have been received and the main issues raised are summarised as follows:
1. the application was submitted before application 11/0799 which seeks planning permission for three dwellings. Is the developer trying to gain planning consent by stealth?
  2. this is a Conservation Area with some properties controlled by an Article 4(2) Direction. Why call it a conservation area if you do not plan to conserve it?
  3. by attaching the properties to the existing terrace, the proposal would detract from the existing character of the area;
  4. this application is an example of garden grabbing for profit and should not be granted planning permission;
  5. the blind exit to the site is on a convex bend and the proposal represents a considerable traffic hazard to traffic and pedestrians;
  6. there is no mention of the replacement of the gates which would leave the site and neighbouring properties open to persons with criminal intent;
  7. the Flood Zone crosses the wall into the site which might mean that the structural integrity of buildings within the vicinity could be compromised;
  8. removal of the hedge and wall will lead to a loss of habitat for wildlife and would threaten the integrity of the silver birch tree;
  9. construction activity would affect biodiversity in a 'green haven' in the Conservation Area;
  10. the visual amenity of the area would be adversely affected that would be detrimental to defined views that have existed for 100 years or more;

11. surface water run off from the site would increase into an already overloaded system and would increase pollution within this system;
12. the loss of the trees within the site is unacceptable;
13. removal of the outbuildings would mean a loss of habitat for wildlife;
14. the existing cottage lies empty and there doesn't appear to be any plans for the future. If it is left empty, this would attract a colony of rats; and
15. there are no plans to screen the parking area from neighbouring properties.

- 4.2 Following the receipt of amended details which revised the application to seek consent for the removal of the gate and gate stoops only, no representations have been received.
- 4.3 One further letter of objection has been received following further consultation in respect of the Full Planning application but this is not as a result of any further consultation in respect of the application for Conservation Area Consent and does not raise any new issues in respect of the removal of the wall.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - no objection; and

Northern Gas Networks: - comments awaited; and

Conservation Area Advisory Committee: - this proposal, associated with the proposal 11/0779 is also of concern to the Committee who object to the loss of the existing stoops and to the removal of the existing brick wall and hedgerow, which add to the quality of the conservation area, and its replacement with a rendered wall. The Committee recommend that this application be refused.

## **6. Officer's Report**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In respect of this application, the National Planning Policy Framework (NPPF) together with Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016 are relevant. The proposal raises the following planning issues.

### **1. Whether The Removal Of The Wall Is Acceptable**

- 6.2 Planning policies require that there will be a general presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission for development proposals that would require the total demolition of unlisted buildings in conservation areas will be assessed against the contribution of the building to the landscape/townscape; and the structural condition of the building; and the suitability of the building for its existing, proposed or any

other use; and the cost of repair; and the contribution which the demolition/ redevelopment would make to broader conservation objectives the inclusion of any building on a local list.

- 6.3 Members will be aware that the Government published revised planning guidance on 27th March 2012 entitled “National Planning Policy Framework” which revises a large number of previous planning policies and circulars. Paragraph 134 of this document states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

- 6.4 The gate stoops form part of the entrance to the site adjacent to Eden Street. Members will note that the objections from local residents together with the views expressed by the Conservation Area Advisory Committee (CAAC) object to the loss of the existing stoops and to the removal of the existing brick wall and hedgerow which, in their view, add to the quality of the Conservation Area. It is also stated that its replacement with a rendered wall is inappropriate and on this basis, CAAC recommend that this application be refused.

- 6.5 As previously stated, this application is only concerned with the removal of the stoops and the gate as the removal of the wall does not require consent. Furthermore, any replacement boundary treatment is subject to separate consideration as part of the Full Planning application to redevelop the site that precedes this report in the schedule.

- 6.6 The issue lies solely with the removal of the wall and the impact on the character and appearance of the Conservation Area. The supporting text in paragraph 6.72 to Policy LE17 of the Local Plan states:

“In assessing applications for planning permission involving proposals that would involve the demolition of an unlisted building in the conservation area, the Council will have regard to the desirability of preserving or enhancing the character and appearance of the conservation area in which the building is situated, and the wider benefits of demolition on the building's surroundings and on the conservation area as a whole.”

- 6.7 A balanced judgement of the proposal is therefore necessary. Whilst the presence of the gate stoops has some historic significance, the scale is modest and is overshadowed to a degree by the laurel hedge above it. For these reasons, the contribution that the wall makes to the character and appearance of the Conservation Area is minor. The demolition of the building would not have an adverse impact on the Conservation Area and in light of this, the proposal to demolish the building is considered to be acceptable.

- 6.8 Ordinarily, proposals to demolish buildings and structures in the Conservation Area are linked to a planning application to redevelop the site and this linkage is enforced by way of a condition. The reason for the condition is to ensure

that the character of the Conservation Area is not blighted by vacant sites where buildings have been demolished. In this instance, the application for Full Planning permission is also before Members elsewhere in this schedule under application reference 11/0799; however, it would be unreasonable to impose such a condition as the removal of the gate and stoops would not adversely impact on the character of the area.

## 2. Other Matters

- 6.9 Many of the issues raised by the objectors relate to the removal of the wall and/ or matters concerned solely with the application for housing on the site. The issues that are pertinent to this application are addressed in the preceding paragraphs.

## Conclusion

- 6.10 In overall terms, the wall is not of architectural merit and its contribution to the character and appearance of the Conservation Area is limited. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

## 7. Planning History

- 7.1 Planning permission was granted in 2003 for the erection of a conservatory. Later in the same year, a revised scheme was approved.
- 7.2 An application for Full Planning permission for the erection of three dwellings is currently being considered under application reference 11/00799.

## 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 Conservation Area Consent comprise:
1. the Planning Application Form received 9th September 2011;
  2. the As Existing Plans, Elevations & Section received 9th September 2011 (Drawing no. 11/2072/00);
  3. the As Proposed Plans, Elevations & Section received 9th September 2011 (Drawing no. 11/2072/01);
  4. the As Proposed Site Plan received 9th September 2011 (Drawing no. 11/2072/02);
  5. Design and Access Statement received 9th September 2011;
  6. the Tree Survey Design and Access Statement received 9th September

- 2011; and  
7. the Notice of Decision.

**Reason:** To define the consent.

---

## SCHEDULE A: Applications with Recommendation

12/0158

Item No: 05

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0158

**Applicant:**  
Mr Wright

**Parish:**  
Nicholforest

**Date of Receipt:**  
24/02/2012 13:00:40

**Agent:**

**Ward:**  
Lyne

**Location:**

The Corner House, Penton, Carlisle, CA6 5QW

**Proposal:** Subdivision Of Single Dwelling To Create 2No. Dwellings

---

### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle;  
2.2 Whether The Scale, Layout And Design Of The Development Is Acceptable

#### 3. Application Details

##### The Site

- 3.1 This application seeks approval to sub divide an existing property, known as The Corner House, in order to create another dwelling. The site is situated on the B6318, a minor road leading from Roadhead to Penton. The surroundings to the site are entirely rural, with the nearest settlement being the hamlet of Catlowdy, which is located approximately 2km to the south west.
- 3.2 The Corner house is a traditional detached Cumbrian longhouse, constructed from render, stone and slate. Existing parking arrangements are to the rear, accessed from the western side of the property, although there is another, currently disused, access to the rear of the property, accessed from the minor road which adjoins the B6318. The front boundary is treated by way of a low stone wall.

## **Background**

- 3.3 The property was previously known as the Huntsman Inn and in 1993 approval was given for a change of use of public house and the ancillary domestic accommodation to a single dwelling.

## **The Proposal**

- 3.4 The proposal is seeking planning permission for the subdivision of the existing dwelling into two properties. The existing property will effectively be split by blocking up the hallway, to create a one-bedroom dwelling which will feature a hallway, lounge, dining room, conservatory, kitchen, bathroom and utility, and a two bedroom dwelling which will also comprise a kitchen, lounge and bathroom. Each property will have its own parking and garden area within the curtilage. The proposal includes minimal external alterations, with only one new window and two new doors being proposed.
- 3.5 The applicant has submitted some supporting information, which seeks to justify the application. One of the applicants sons runs a plumbing and heating business, and whilst he currently lives in Carlisle, having previously lived in Penton (at The Corner House with his parents), his customer base is mostly around the Penton, Bewcastle, Roadhead area, and also includes the Scottish borders, i.e. Langholm, Newcastleton etc.
- 3.6 The applicant considers that his son's business would benefit from being relocated to Penton, in order to provide better service, and would also reduce his son's mileage. He feels that the scheme has the support of neighbours and the Parish Council; that there is adequate access and parking and there would be no significant increase in traffic to the site, as previously the applicants and his wife's five sons all lived at the property, with all seven occupiers having their own private transport.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to one neighbouring property. In response one letter of support has been received. This letter states that the applicant's son previously lived at The Corner House for several years. It states that to have a gas engineer in close proximity to the remote rural area would be a great asset to the community, giving people peace of mind and a quicker service.

## **5. Summary of Consultation Responses**

Nicholforest Parish Council: - no objections;  
Cumbria County Council - Highway Authority: - no objections, providing details of the access parking and turning for both properties are provided and are acceptable;  
United Utilities: - no objections.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H7, CP1, CP2, CP3, CP5 and CP12 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The proposal raises the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The NPPF has a presumption in favour of sustainable development with 12 core planning principles which should underpin plan-making and decision-taking. Members should note that two of the core planning principles are to support a prosperous rural economy and the delivery of a wide choice of high quality homes.
- 6.3 The NPPF indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The NPPF indicates that Local Planning Authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as:
- The essential need for a rural worker to live permanently at or near their place of work in the countryside;
  - Where such development would represent the optimal viable use of a heritage asset;
  - Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
  - The exceptional quality or innovative nature of the design of the dwelling.
- 6.4 Policy H1 of the Carlisle District Local Plan 2001-2016 deals with the location of new housing. It includes a hierarchy of settlements including the urban area, key service centres and local service centres which are suitable for different degrees of residential development dependant upon the nature and scale of the settlement.
- 6.5 Policy H1 seeks to ensure that 80% of new development is located in the urban area of Carlisle and the remaining 20% is located in the rural area of the district with the focus on the two key service centres of Brampton and Longtown. In the remainder of the rural area small-scale housing development is permitted in those areas identified as Local Service Centres subject to the following criteria:
- the site is well related to the landscape of the area and does not intrude into the open countryside; and
  - the scale of the proposed development is well related to the scale, form and character of the existing settlement; and



- the layout of the site and the design of the buildings is well related to existing property in the village; and
  - the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
  - appropriate access and parking can be achieved; and
  - the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
  - the proposal will not lead to the loss of the best and most versatile agricultural land.
- 6.6 The policy also includes a tier of settlements which fall below local service centres as they have an extremely limited range of services. These settlements have however been identified as being suitable for small scale infilling where it is required to meet a local need.
- 6.7 The Corner House does not fall within a Local Service Centre, or within an area where housing development is permitted subject to a local need being established. The proposal, therefore, lies within the open countryside, where there is a presumption against new housing development.
- 6.8 New or additional housing in this area would generally be directed to Longtown, as the nearest Key Service Centre. Whilst it is accepted this is approximately 10 miles from the site, there are other settlements where new housing may be acceptable, including Canonbie, Rowanburn and Newcastleton, albeit they are over the Border, and outwith the control of this authority. It is the Officers opinion that the applicant has provided insufficient explanation as to why his son can't reside within an existing settlement either within the Carlisle district, or over the border.
- 6.9 It is considered that Corner House is situated within the open countryside, in an unsustainable location, from which all travel would be by private car. Whilst the applicant states that previously the applicants and their five sons all lived on the site with their own transport, this is not now the case, and a the formation of a second unit on the site would create additional journeys.
- 6.10 Members will appreciate that within the open countryside, additional dwellings are only permitted where they are essential for agriculture, forestry or any other rural-based enterprise, supported by a proven need.
- 6.11 A plumbing and heating business is not normally, in planning terms, classed as a 'rural based enterprise', despite the applicant's assertions that the majority of the clientele is within the rural area. It is extremely difficult for the applicants to establish a need for their son to live in the location specified, due to the geographically large area.
- 6.12 In the Officers view it is not considered that sufficient evidence has been provided to sustain the applicant's assertion that approximately 70% of his son's business is located within this area, which is the justification put forward in support of this application.
- 6.13 However, even if the applicant were able to demonstrate that his son's

predominant customer base was derived from this part of the rural area, it is the Officers view that the nature of the business is such that it could not reasonably be argued that the business is solely dependant on the rural economy.

- 6.14 As the applicant has failed to demonstrate that this is the case, approval of this application would be contrary to the sustainable objectives underpinned by the NPPF and Policy H1.

## 2. Whether The Scale, Layout And Design Of The Development Is Acceptable

- 6.15 The application proposes few alterations to the exterior of the existing dwelling, other than the addition of one window and two doors. The access and parking proposals are existing, albeit one is currently underused. The proposal would not, therefore, have an adverse impact on the rural character and open appearance of the area.

## Other Matters

- 6.16 Other material planning considerations raised by third parties in respect of this application relate to highway safety implications, regarding appropriate access and parking facilities; The Council's view, as advised by statutory consultees, is that these issues do not constitute reasons for refusal of the application, and could, if appropriate, be satisfactorily addressed through the imposition of appropriate conditions, if Members were minded to approve the application.

## Conclusion

- 6.17 The proposal to create a new unit in the open countryside, outwith a defined settlement, would be contrary to established planning policy. The proposal would be sited in an unsustainable location, contrary to Policy H1 of the Carlisle District Local Plan. Additionally, it is not considered that sufficient information has been provided to justify the assertion that the additional dwelling is needed in conjunction with a rural based business.

## 7. Planning History

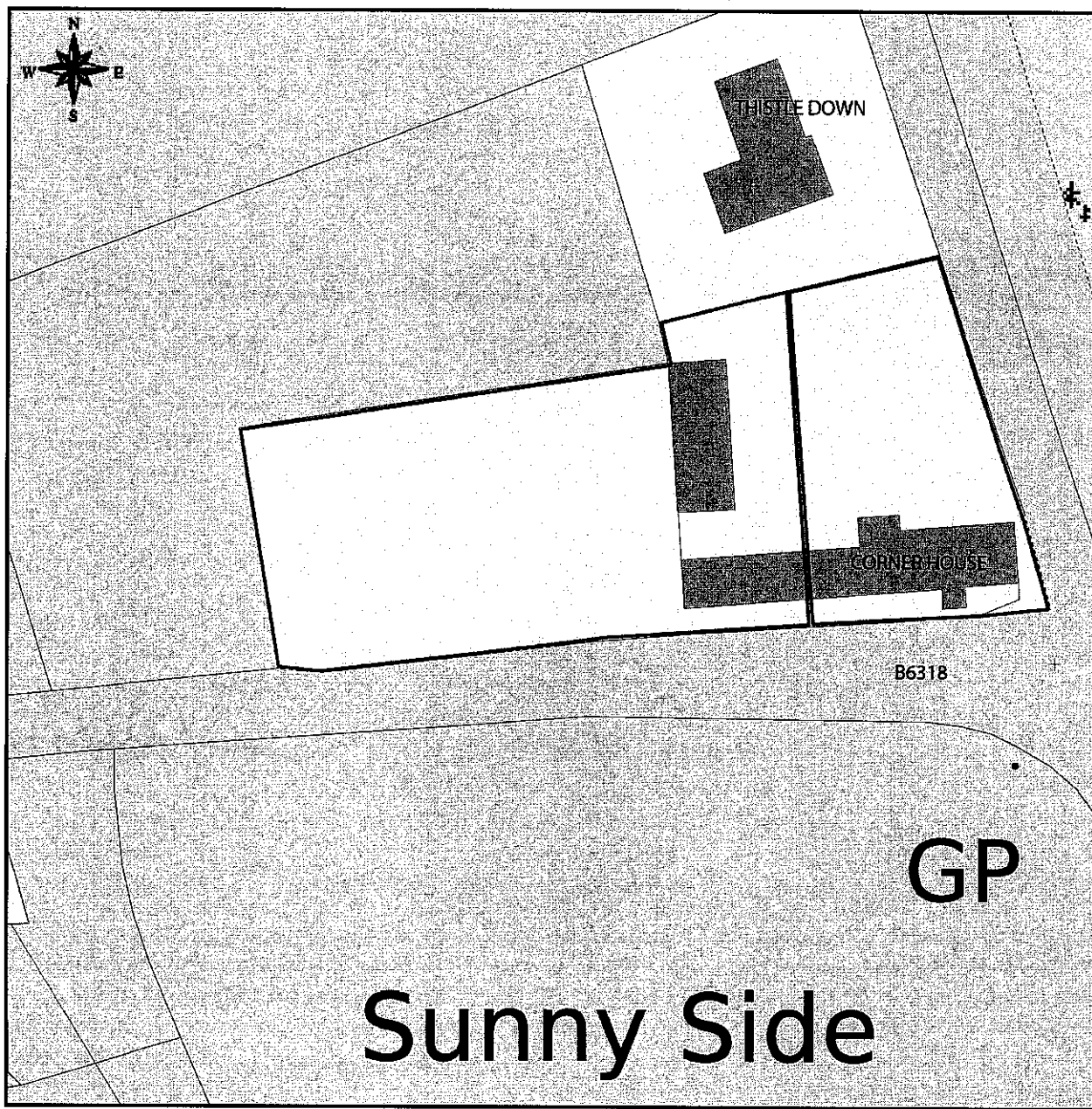
- 7.1 In 1993 Planning permission was granted for a change of use of public house and ancillary domestic accommodation to a single dwelling (application 93/0353).

## 8. Recommendation: Refuse Permission

1. **Reason:** The proposed site is located within the rural area in a location where there is a general presumption against further residential development unless it is essential to agriculture, forestry or any other rural based enterprise and supported by a proven

agricultural need. The justification for the dwelling put forward by the applicant focuses on the assertion that his son's plumbing and heating business is a rural based enterprise; however, insufficient evidence has been provided to sustain the assertion that approximately 70% of the business is derived from the surrounding rural area or that the nature of the business is such that it could reasonably be argued it is solely dependent on the rural economy. In the absence of any demonstrable essential need for a further residential dwelling at this location the proposal represents an unsustainable form of development contrary to the objectives of Policies DP1, H1 and H7 of the Carlisle District Local Plan 2001-2016.

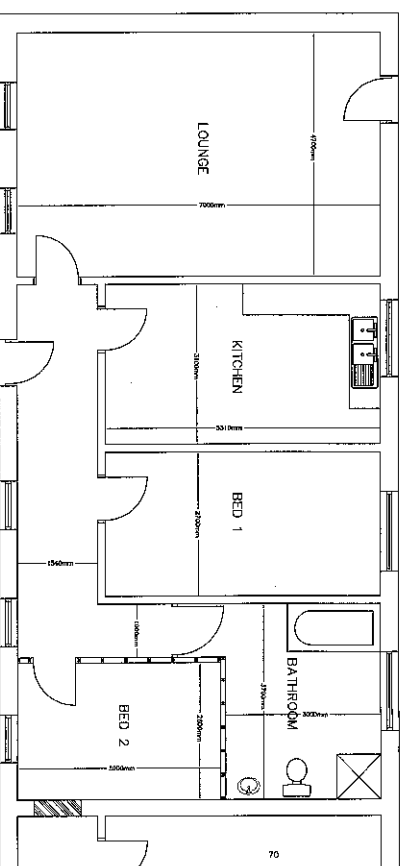
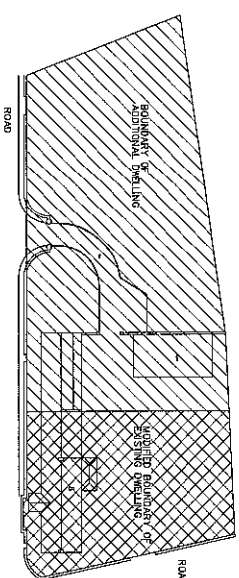
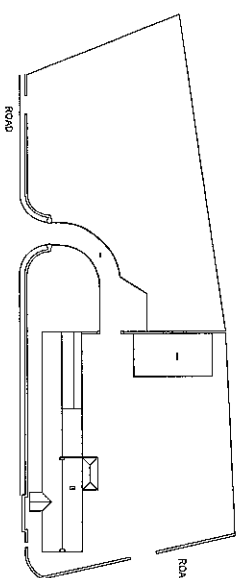
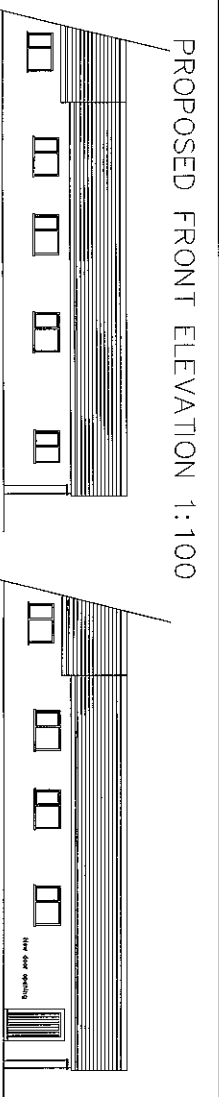
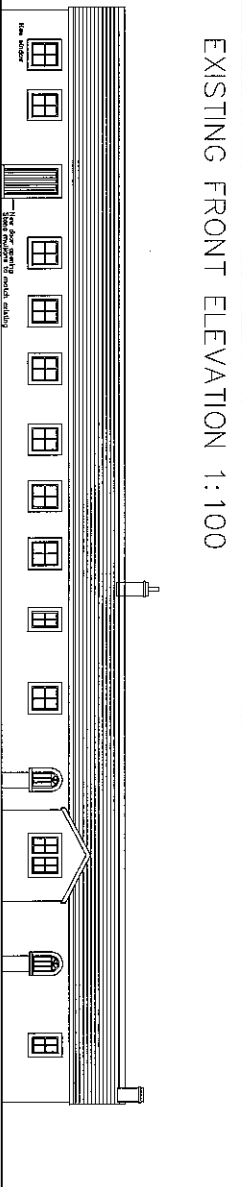
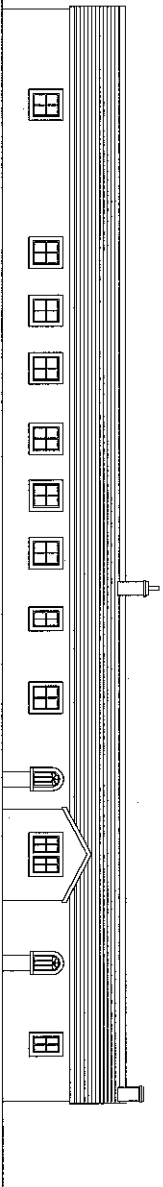
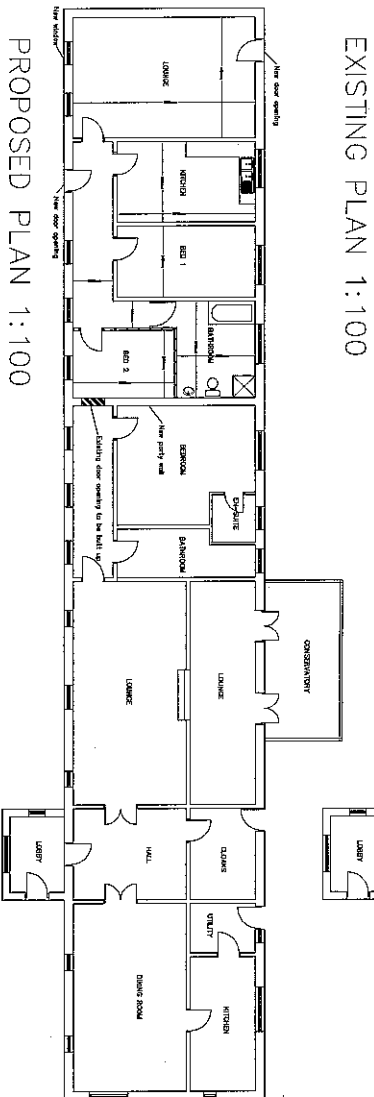
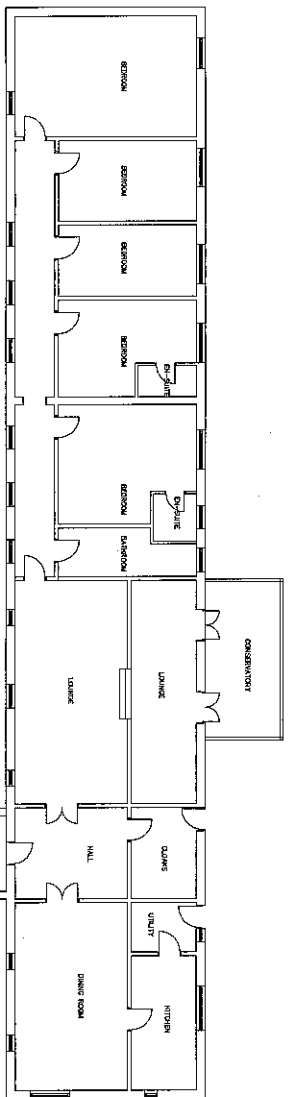
---



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Site Location Plan - Mini by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright, All rights reserved 2012. Licence number 0100031673

0m 10m 20m 30m 40m 50m 60m

Scale: 1:1250, paper size: A4



Creation of new dwelling within  
existing floor plate

# PROPOSED PLAN 1:50

[illegible]

**Planning Application re The Corner House, Penton, CA6 5QW.**

The Corner House, Penton, is currently a 5 bedroom, detached, long house Cumbrian property, previously known as The Huntsman Inn. The Inn had living accommodation attached to the rear of the property.

My wife, myself and our five sons have lived in the property since 1989. When the Inn closed the buildings at the front of the property were converted into living accommodation whilst the attached accommodation at the rear of the property was demolished and the area is now part of the garden.

At one time there were seven people living in the house, each with their own means of transport. Our five sons having now all left home, we find that the property is too large for just two people.

Stuart, one of our sons now runs his own Plumbing and Heating business, having started the business 2 years ago. He currently lives in Carlisle but having previously lived in Penton, his customer base is around the Penton, Bewcastle, Roadhead area and also includes the Scottish borders ie Langholm, Newcastleton etc.

To improve the efficiency of service to his customers, many of whom live in extremely rural locations, Stuart would now like to relocate himself and his business to Penton. A move would certainly give a better service, especially to people who rely mainly on oil for heating as he is also looking to expand his business into renewable energy solutions such as wood pellet boilers and ground source heat pumps. A move would result in far less mileage, therefore reduced fuel usage and expense, faster callout responses, and less cost to the customer as well as environmental advantages. Any contracted labour, when needed, would be from the local area with the future hope that he will be able to employ an apprentice.

The division of our present property, The Corner House, would be the ideal solution for not only our son, his business and ourselves, but also for his customers. As you can see the plan is to divide the house into two, two bedroom cottages, one of which has an existing workshop at the rear which would be of use to our son. There is no plan to change the exterior look of the building and many years ago the property was, in fact, two buildings.

I understand that there is no objection from the Parish Council, who support the application.

Ian Wright  
The Corner House,  
Penton CA6 5QW

February 2012

## SCHEDULE A: Applications with Recommendation

11/1037

Item No: 06

Date of Committee: 20/04/2012

**Appn Ref No:**  
11/1037

**Applicant:**  
Mr Adrian Mason

**Parish:**  
Hayton

**Date of Receipt:**  
28/11/2011

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Hayton

**Location:**

Rosegarth, Brier Lonning, Hayton, Carlisle, CA8  
9HL

**Proposal:** Demolition Of Existing Detached Garage And Erection Of 1No.  
Detached Bungalow

---

### REPORT

**Case Officer:** Shona Taylor

#### 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 Scale, Layout And Design Of The Development Is Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Highway Matters
- 2.5 Impact Upon Trees

#### 3. Application Details

##### The Site

- 3.1 The application site is located within the settlement of Hayton, the plot is part of the curtilage of Rosegarth, a detached bungalow set within a large garden. There is an existing detached garage to the north west of Rosegarth, which is accessed via the north east of the site, with the public highway, Brier Lonning, located to the east of Rosegarth. The boundaries of the property are treated by way of a sandstone wall to the highway, with a mixture of close boarded fencing and hedging surrounding the remainder of the site.

## **The Proposal**

- 3.2 Members will recall that a report on this application was deferred at the last meeting to enable a visit to the site to be undertaken. The application seeks consent for the erection of a detached property, with an attached garage. The submitted drawings illustrate a single storey bungalow, with 12 solar pv units on the south-west elevation. Vehicular and pedestrian access to the proposed property would be via a shared access with the adjacent property, Rosegarth.
- 3.3 The accommodation provided would consist of an entrance hall, lounge, family room/dining room, kitchen, utility, bathroom. and garage with three bedrooms, one of which will be en-suite. The building would be finished from rendered blockwork walls with sandstone features, under a concrete tile roof. The windows would be double glazed timber effect upvc units.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and notification letters sent to neighbouring properties. In response one letter of objection has been received. The grounds of objection are summarised as;
1. There is a culverted watercourse which runs through this property and the neighbouring property, there is an inspection lid to the rear of the garage that is intended to come off should the water rise in the covered beck, releasing the flood water into the field beyond. As such the control and maintainance of this stream needs to be a priority.

## **5. Summary of Consultation Responses**

Cumbria County Council - Highway Authority: - no objection subject to the inclusion of two conditions;  
Clerk to Hayton Parish Council: - supports the neighbours concerns, regarding the potential flood risk and whether the sewerage system as it presently exists can cope with additional expansion within the village;  
Carlisle Airport: - no objections.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP5, CP6, CP12, H1, and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.2 The application site lies within the settlement boundary of Hayton, which is



identified as a Local Service Centre by Policy H1 of the Local Plan. As such the principle of residential accommodation is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant policies contained within the Local Plan.

## 2. Whether The Scale, Layout And Design Of The Development Is Acceptable.

6.3 The footprint of the proposal is similar to that of the surrounding dwellings and the ridge height of the new dwelling will be approximately 0.7 metres lower than that of the adjacent property, Rosegarth. The external appearance when viewed from the front elevation utilises design features of the adjacent properties, including the sandstone quoins.

6.4 The property will be set back from the roadside by a minimum of 20m, and will be viewed behind the existing trees, hedging and sandstone wall. As such it is not considered that the dwelling would have an impact that would adversely affect the character or appearance of the surrounding area

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

6.5 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of loss, loss of privacy or overdominance.

6.6 Whilst it is noted that the proposed dwelling is situated 1.5m away from Rosegarth at the closest point, due to the position of the properties, located on an oblique angle to each other, along with their orientation, it is not considered that there would be any issues of overlooking or privacy.

## 4. Highway Matters

6.7 The Highway Authority has raised no objections to the proposal, and are satisfied that the access and parking facilities at Rosegarth are adequate to support a second dwelling. They have recommended that two planning conditions are imposed.

## 5. Impact Upon Trees

6.8 The City Councils tree officer has confirmed no objections to the proposal, but has however requested that a condition is attached, requesting a scheme of tree protection being agreed in writing with the Local Authority prior to the commencement of any works on site.

## 6. Other Issues

6.9 The Parish Council and the occupier of a neighbouring property have raised concerns about the development, due to the fact that there have been issues with flooding at the site, due to a culverted stream which runs through the site. The Councils drainage engineer has been consulted as a result of these

concerns, stating that whilst she is aware of the culvert she has not had any reports of flooding at the site, although it is noted that if the owner deals with the flooding, as has been stated, then there would have been no reason for them to inform her.

- 6.10 The drainage engineer has noted that the applicant is proposing to discharge the surface water to a soakaway, which she considers will be acceptable, providing the soakaway is not allowed to be further connected to the culvert. She has also noted that if the proposal is to be granted permission then her advice would be that floor levels of the property should be above previous flood levels, but without any increase in garden levels so that the risk to other properties is minimised. This can be secured by a condition requiring details of the proposed levels to be submitted.

## **Conclusion**

- 6.11 In overall terms, the principle of the development is acceptable. The scale, siting and massing of the proposed dwelling is acceptable in relation to the adjacent property, its setting and the street scene. The living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance. Adequate car parking, access and amenity space would be provided to serve the dwelling. In all aspects the proposal is compliant with the objectives of the Local Plan policies.

## **7. Planning History**

- 7.1 There is no relevant planning history.

## **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;
  2. the location plan received 28th November 2011 (drawing number 10057-00);
  3. the existing site survey received 28th November 2011 (drawing number 10057-01);
  4. the proposed plans and elevations received 22nd March 2012 (drawing number 10057-02B);
  5. the tree survey schedule received 28th November 2011;
  6. the design and access statement received 28th November 2011;
  7. the Notice of Decision; and

8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accord with CP5 of the Carlisle District Local Plan 2001-2016.

4. No development hereby approved by this permission shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

5. No development hereby approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

6. No development hereby approved by this permission shall commence until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use the approved drainage scheme has been constructed and completed in accordance with the approved plans.

**Reason:** To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. The changes to the existing access and revised parking/turning facilities for the property known as 'Rosegarth', and for the new dwelling shall be substantially met before any building work on the new dwelling commences; and shall be maintained usable thereafter.

**Reason:** The carrying out of this development without provision being made at an early stage for these facilities to remain usable

during the construction work is likely to lead to inconvenience and danger to road users and to support local transport policies LD8.

8. The new dwelling shall not be occupied until the vehicular access, turning and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

9. 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 proposed garages shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

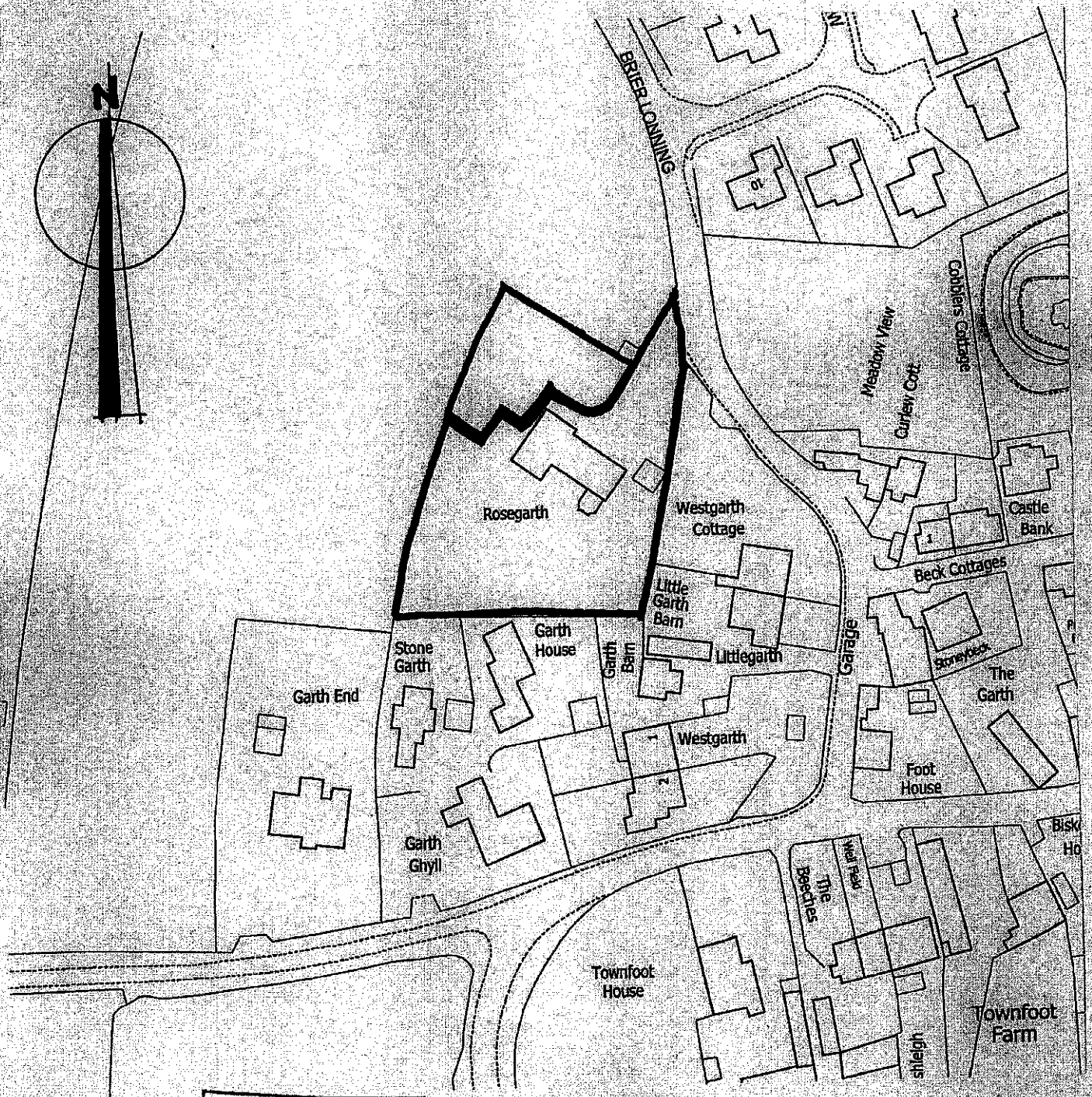
**Reason:** In order that the approved development overcomes any problems associated with the topography of the area, that it satisfies the requirements of the Drainage Engineer in relation to flood risk and that it meets the objectives of Policies H1 of the Carlisle District Local Plan 2001-2016.

10. Before any development is commenced on the site, including site works of any description, a scheme of tree protection shall be submitted to and approved in writing by, the Local Planning Authority.

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

---

This drawing is copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible.  
Any discrepancy must be reported to the architect immediately and before proceeding.



RECEIVED

28 NOV 2011

111037

revision  
Rev. Date Description

Revised by

Project

New dwelling adjacent to  
Rosegarth, Hayton

Drawing

LOCATION PLAN

Client

Mr A Mason

78

PLANNING

ARCHITECTS  
PLUS

Scale	Date	Drawn	Comp.No.	Number
1:1250	11/11	DB	P01	10057-00

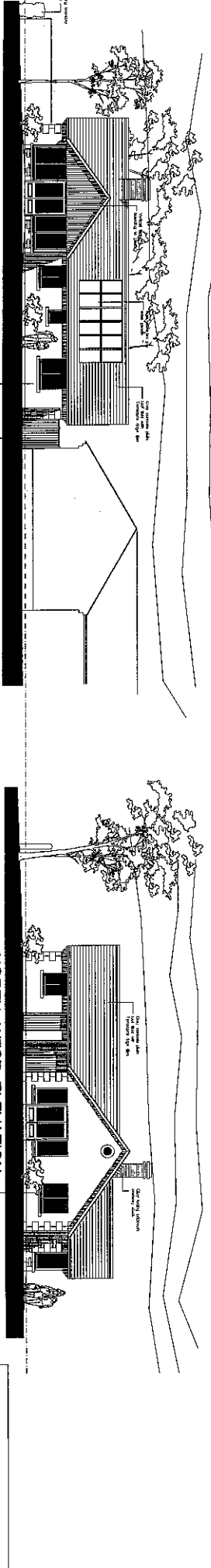


Architects Plus (UK) Limited  
Victoria Galleries, Viaduct House, Victoria Viaduct, Castle, CA3 8AN  
tel: 01228 515144  
fax: 01228 515033

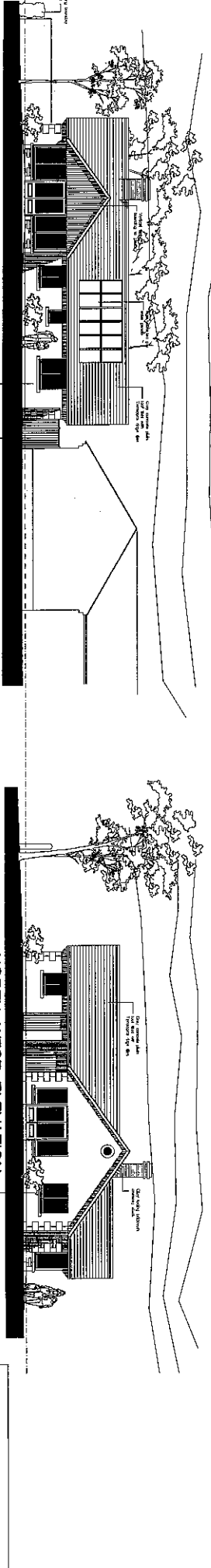
Registered in England No. 4221140  
email: ap@architectsplus.co.uk  
web: www.architectsplus.co.uk



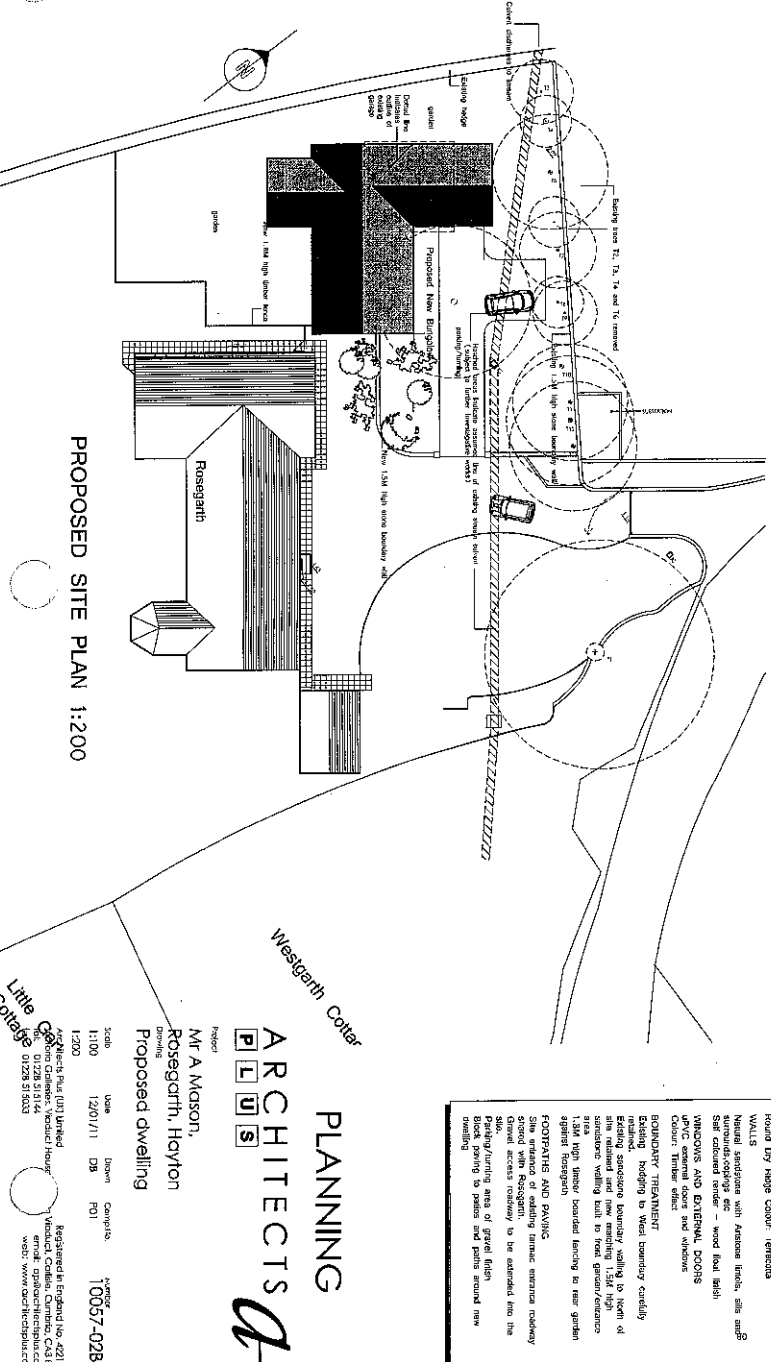
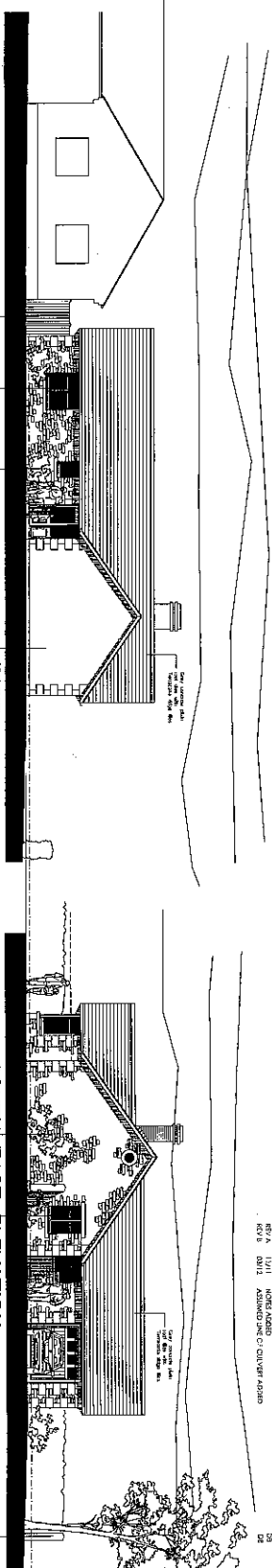
Architectural drawings of the proposed building. The top drawing is a side elevation showing a two-story structure with a gabled roof, a chimney, and a porch. The bottom drawing is a front elevation showing a similar two-story structure with a gabled roof, a chimney, and a porch. Both drawings include labels for "Proposed Building" and "Existing Building".



## NORTH-WEST ELEVATION



# SOUTH-EAST ELEVATION



## PROPOSED SITE PLAN 1:200

ARCHITECTS **at** PLUS

## PLANNING

Mr A Mason,  
Rosegarth, Hayton  
Dwelling  
Proposed dwelling

Proposed dwelling

Scale	Unit	Dimension	Comp. No.	Number
1-100	12/01/11	DB	B01	10057-02B

1:200

**Colonia Gallienus, Vinduct House**  
 Phone: 01228 514144  
 Email: [mail@chellenorplus.co.uk](mailto:mail@chellenorplus.co.uk)

01226 313003  
www.crcitcpius.co.uk

Little  
Cottage

**PROPOSED MATERIALS**

**ROOF:**  
Gray asphalt concrete roof tiles with Redlined Half Round Dry Ridge Cap; Terraclava

**WALLS:**  
Natural sandstone with Arizona travertine slabs and marble mosaic tile

**FLOORING:**  
Self-colored terrazzo — wood look finish

**WINDOWS AND EXTERIOR DOORS:**  
UPVC exterior doors and windows

**COLOR/TIMBER EFFECT:**  
Oak

**BOUNDARY TREATMENT:**  
Existing bonding to West boundary carefully removed

**EXISTING SANDSTONE BOUNDARY:**  
Existing sandstone boundary walling in North of site retained and new masonry 1,554 high

**NEW SANDSTONE BOUNDARY:**  
New sandstone walling built to new ground/entrance area

**NEW CONCRETE BOUNDARY:**  
1,554 high new boundary facing to new garden against fencepost

**FOOTPATHS AND PAVING:**  
Site variance of existing terrazzo concrete roadways to be retained

**EXISTING DRIVEWAY:**  
Ground covered driveway to be retained into the site.

**SLAB:**  
New 100mm parking area of square finish.

**BACK GARDEN:**  
Back garden to be paved and plants around new dwelling

## SCHEDULE A: Applications with Recommendation

12/0005

Item No: 07

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0005

**Applicant:**  
Mr Lewis Walker

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
09/01/2012

**Agent:**  
Quadrangle Architectural  
Design

**Ward:**  
Burgh

**Location:**

Land at the garden of Burn Bank, St Lawrence  
Lane, Burgh By Sands

**Proposal:** Erection Of Detached 4no. Bed Dwelling With Detached Garage

---

### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 The Principle Of Residential Development
- 2.2 Whether The Scale And Design Of The Proposal Are Appropriate
- 2.3 The Impact Of The Proposal On The Burgh-by-Sands Conservation Area, The Solway Coast AONB And The Hadrian's Wall World Heritage Site
- 2.4 The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.5 Other Matters

#### 3. Application Details

##### The Site

- 3.1 This application is seeking full planning permission for the erection of a detached four bedroom dwelling, with attached garage, on land adjacent to Burnbank, St Lawrence Lane, Burgh-by-Sands. The host dwelling, Burnbank, is a one and a half storey property, which is constructed of white painted stone, under a slate roof and which lies within the Burgh-by-Sands Conservation Area, the Solway Coast Area of Outstanding Natural Beauty



and the Hadrian's Wall Military Zone World Heritage Site Buffer Zone. An area of hardstanding is located to the front of Burnbank and this is adjoined by two outbuildings, one of which is attached to the dwelling and one which is detached. The front garden to Burnbank, part of which forms the application site, which is located to the north of the outbuildings, slopes downhill away from the dwelling. A stream, which is designated as a 'Main River' by the Environment Agency, runs through the garden, which is enclosed by hedges.

- 3.2 A bungalow, Wood Cottage, adjoins the application site to the west. The access to Wood Cottage runs along the northern boundary of the application site, beyond which lies an area of woodland. St Lawrence Lane runs along the eastern boundary of the site, with the detached properties of The Foxgloves and Bon Accord being located on the opposite side of St Lawrence Lane to the application site.

## **Background**

- 3.3 In March 2010, planning permission was granted for the erection of a detached two-storey four bedroom dwelling, with attached garage, on this site (09/1107).

## **The Proposal**

- 3.4 The proposal is seeking to erect a detached two-storey dwelling, with an attached single garage, which would be linked to the main dwelling by a single-storey sunroom. The main dwelling would measure 5.1m to the eaves and 8m to the ridge. The front elevation would contain two gables, which would have bay windows at ground floor level, whilst the rear elevation would contain a two-storey bay window. Brick chimneys would be added to the north and south ends of the roof. The dwelling would contain a lounge, kitchen/ dining area, sunroom, study, utility and w.c. to the ground floor and three bedrooms and two bathrooms to the first floor. The dwelling would be constructed of a range of materials, including brick, render, stone detailing and slate.
- 3.5 A new access would be created off St Lawrence Lane and a bridge would be constructed over the stream, which would be retained. The new dwelling would have a large garden to the front and a small rear garden. A new hedge would be planted along the western (rear) boundary of the property, with the majority of the existing hedge being retained along the eastern boundary, whilst a new 1.8m timber boarded fence would be erected along the boundary with Burnbank.

## **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 two neighbouring properties. Two letters of objection has been received which makes the following points:

- St Lawrence Lane is a single track unadopted road. The proposal will generate extra traffic, during and after construction, that will lead to the blocking up of the access;
- the construction traffic is likely to damage the lane;
- any excavation to the road to put in the drainage would block the road, which is private;
- existing problems with drainage would be exacerbated;
- the plot floods when the existing stream over flows;
- the house is not in keeping with the area;
- the road is private and belongs to all the residents, so the applicant will need permission from them;
- the site is unsuitable for any building.

4.2 A letter has also been received from the occupier of Wood Cottage which has requested that due consideration be given to a 'hedge' boundary, in preference to a 1.8m. high timber fence, between the existing front gardens of Wood Cottage and Burn Bank, i.e. replacing the existing, temporary 'ranch style' fencing located there at present.

## 5. Summary of Consultation Responses

Environment Agency: - no objections in principle;

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

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

English Heritage - North West Region: - no comments;

Burgh-by-Sands Parish Council: - a house of this size is going to dominate the site and surrounding houses - it is not in keeping with the area and is obtrusive; the design of the building is not in any way vernacular to the area having bay windows and a multitude of hips on the facade and the windows are not in the local style; it does not fulfil a need for this type of housing in Burgh; a smaller house more suitable for an elderly couple would be more appropriate for the site;

Solway Coast AONB Unit: - comments awaited;

Northern Gas Networks: - no objections;

Local Environment, Streetscene - Drainage Engineer: - no objections;

United Utilities: - no objections - surface water should discharge to a soakaway as stated on the application;

Conservation Area Advisory Committee: - no strong objection to the design, although it was architecturally confused with elements of 'arts & crafts', Georgian and 1980s design. Would prefer a fuller reflection of the character of the Burgh by Sands Conservation Area, although it was acknowledged this is varied in character. Suggested removal of the external soil pipes and would prefer timber windows.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, DP9, LE7, LE19, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposal raises the following planning issues:
1. The Principle Of Residential Development
- 6.3 Planning permission currently exists for the erection of a detached four bedroom dwelling with an attached garage on this site. The proposal is, therefore, acceptable in principle.
2. Whether The Scale And Design Of The Proposal Are Appropriate
- 6.4 The two-storey section of the property would measure 11.7m in width, which is similar to the approved dwelling which had a width of 11.4m. A single-storey sunroom, with a width of 4m would be attached to the north elevation of the dwelling, and a single-storey garage would be attached to this. The dwelling would measure 8m to the ridge, which is only slightly higher than the ridge height of the approved dwelling, which was 7.5m. Due to the existing site levels, the proposed new dwelling would be approximately 1m lower than the host dwelling. The front elevation of the dwelling would contain two gables, which would have bay windows at ground floor level. The gables would be finished in render with stone quoins, cills and lintels, whilst the bay windows and the section between the two gables would be constructed of facing brick. The rear elevation, which would contain a two-storey bay window, would be finished in render, with the side elevations also being finished in render. All of the roofs to the property would be slate and brick chimneys would be added to the north and south ends of the roof. A new access to serve the dwelling would be created off St Lawrence Lane and this would cross the stream. A parking and turning area would be provided to the front of the dwelling. Conditions can be used to ensure that the site is appropriately landscaped and to ensure that suitable boundary treatment is used.
- 6.5 Whilst the Parish Council has raised concerns about the design of the dwelling, the Council's Heritage Officer has raised no objections to the design and the Conservation Area Advisory Committee, whilst noting that the proposal is architecturally confused, has no strong objections to the design. Whilst the design does incorporate some features which are not currently present in the area, the surrounding area contains a range of house styles and materials, including brick, render and a partly timber clad property and there is no one dominant style.
- 6.6 In light of the above, the scale and design of the proposal would be acceptable.

### 3. The Impact Of The Proposal On The Burgh-by-Sands Conservation Area, The Solway Coast AONB And The Hadrian's Wall World Heritage Site

- 6.7 The site is located within the Burgh-By-Sands Conservation Area, the Solway Coast Area Of Outstanding Natural Beauty (AONB) and the Buffer Zone of the Hadrian's Wall World Heritage Site. The scale and design of the proposed dwelling would be appropriate. The most prominent views of the dwelling would be of the front elevation and the north (side) elevation. The design of the front elevation is acceptable. The north elevation, which would also be visible from outside the site, has been designed so that it is of visual interest and would contain a rendered gable with stone quoins, cills and lintels, a brick chimney and a juliet balcony, with the two-storey rear bay window and section of slate roof also being visible. The proposed dwelling would not, therefore, have an adverse impact on the Conservation Area, the Area of Outstanding Natural Beauty or the Hadrian's Wall Buffer Zone.

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

- 6.8 The host dwelling, Burnbank, would not directly face the proposed dwelling and would have two outbuildings on its northern side which would lie between it and the new dwelling. The new dwelling would be a minimum of 10m away from the north elevation of Burnbank and would only have an obscure glazed bathroom window at first floor level facing the host dwelling.
- 6.9 Wood Cottage, which sits in a large plot to the rear of the application site, would be at right angles to the new dwelling and views from this dwelling would be unaffected. The provision of suitable boundary treatment between the two properties would maintain privacy within the gardens of both properties.
- 6.10 The dwellings on the opposite side of St Lawrence Lane, The Foxgloves and Bon Accord, which would not lie directly opposite the new dwelling, would be over 35m away from the front elevation of the new dwelling.
- 6.11 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. Other Matters

- 6.12 The Parish Council has objected to the proposal, as it considers that a house of this size is going to dominate the area and a smaller house would be more appropriate for the site and would fulfil a need in Burgh. Local residents have also raised concerns about the impact of the proposal on St Lawrence Lane, which is a private road and on the existing drainage in the area. Planning permission, however, already exists for a four bedroom dwelling on this plot so these issues have not been given any weight.

## Conclusion

- 6.13 In overall terms, the proposed dwelling is acceptable in principle and the scale and design of the dwelling are acceptable. The proposed dwelling would not have an adverse impact on the Burgh-by-Sands Conservation Area, the Solway Coast Area of Outstanding Natural Beauty or the Hadrian's Wall World Heritage Site Buffer Zone. The proposal would not have an adverse impact on the living conditions of the occupiers of adjacent properties through loss of light, loss of privacy or over-dominance. In all aspects the proposal is compliant with the relevant policies contained within the adopted Local Plan.

## **7. Planning History**

- 7.1 In March 2010, planning permission was granted for the erection of a detached four bedroom dwelling, with attached garage (09/1107).

## **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 6 January 2012;
  2. Design & Access Statement, received 6 January 2012;
  3. Tree Survey Schedule, received 9 January 2012;
  4. Site Survey as Existing, received 9 January 2012 (Drawing No. DS/SW/SLL/BBS/7/12);
  5. Location Plan, received 3 April 2012 (Drawing No. CDL/SLL/SW/3/12 Rev C);
  6. Block Plan, received 3 April 2012 (Drawing No. CDL/SLL/SW/2/12 Rev C);
  7. Floor Plans & Elevations, received 3 April (Drawing No. CDL/SLL/SW/1/12 Rev C);
  8. the Notice of Decision; and
  9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

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 works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, 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 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

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

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

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water disposal in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be

proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. The dwelling shall be occupied until the vehicular access, turning and parking requirements have been constructed in accordance with the plan to be submitted and approved by the Local Planning Authority, and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

9. The access arrangements, as shown on the approved Plan, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the road. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority.

**Reason:** The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues and to support Local Transport Policies LD5, LD7 & LD8.

10. All window and door frames shall be set back a minimum of 75mm (1 brick depth) from the external face of the wall, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the external appearance of the dwelling is acceptable and to ensure compliance with Policies LE19 and CP5 of the Carlisle District Local Plan 2001-2016.

11. Prior to the commencement of development, details of all new windows and doors shall be submitted for approval in writing by the Local Planning Authority.

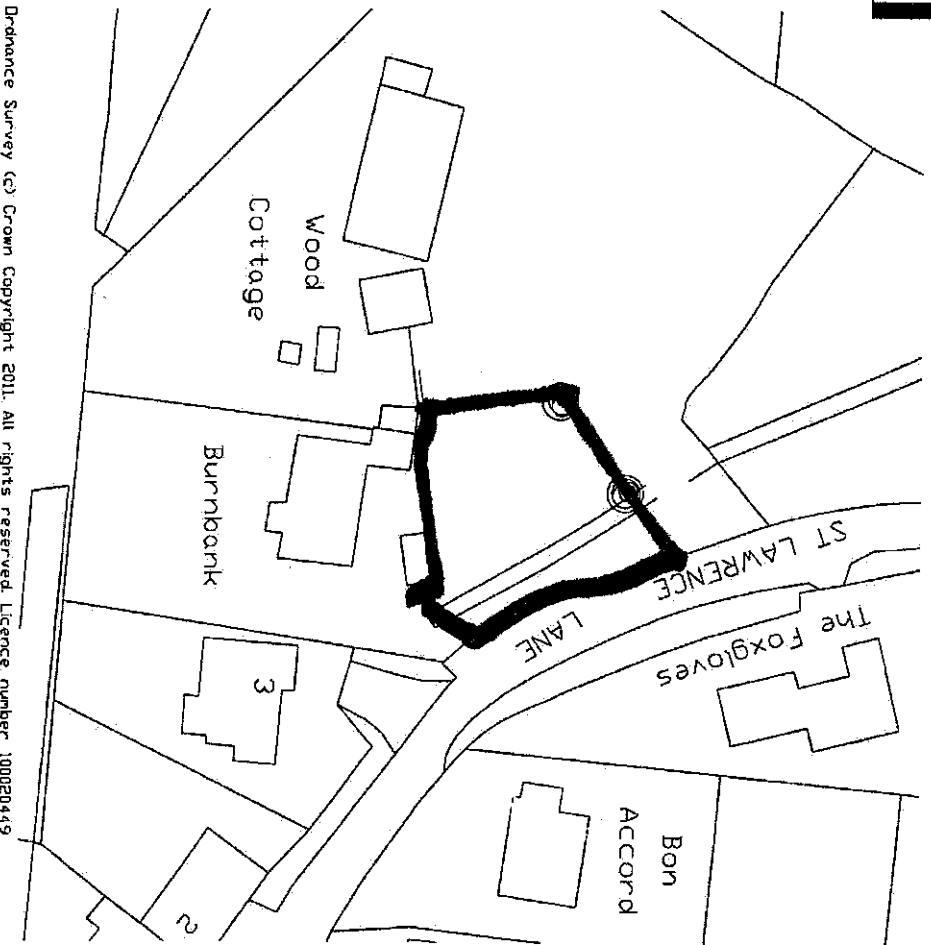
**Reason:** To ensure that the windows harmonise with the proposed dwelling, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

---

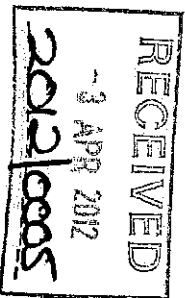
NORTH



LOCATION PLAN



Drainage Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449



*Quadrangle*  
Architectural Design

The Studio 26 Corporation Rd Carlisle

Tel / Fax 01228 539122

Mobile : 07766 991404

E: mail [Quadrangle@btinternet.com](mailto:Quadrangle@btinternet.com)

ALL MEASUREMENTS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING

Client :

Mr & Mrs L Walker

Brundene

Wetheral

Carlisle.

Elevations	
Floor plans	
Block plan	89
Location plan	1 : 1250
Sections	

NB

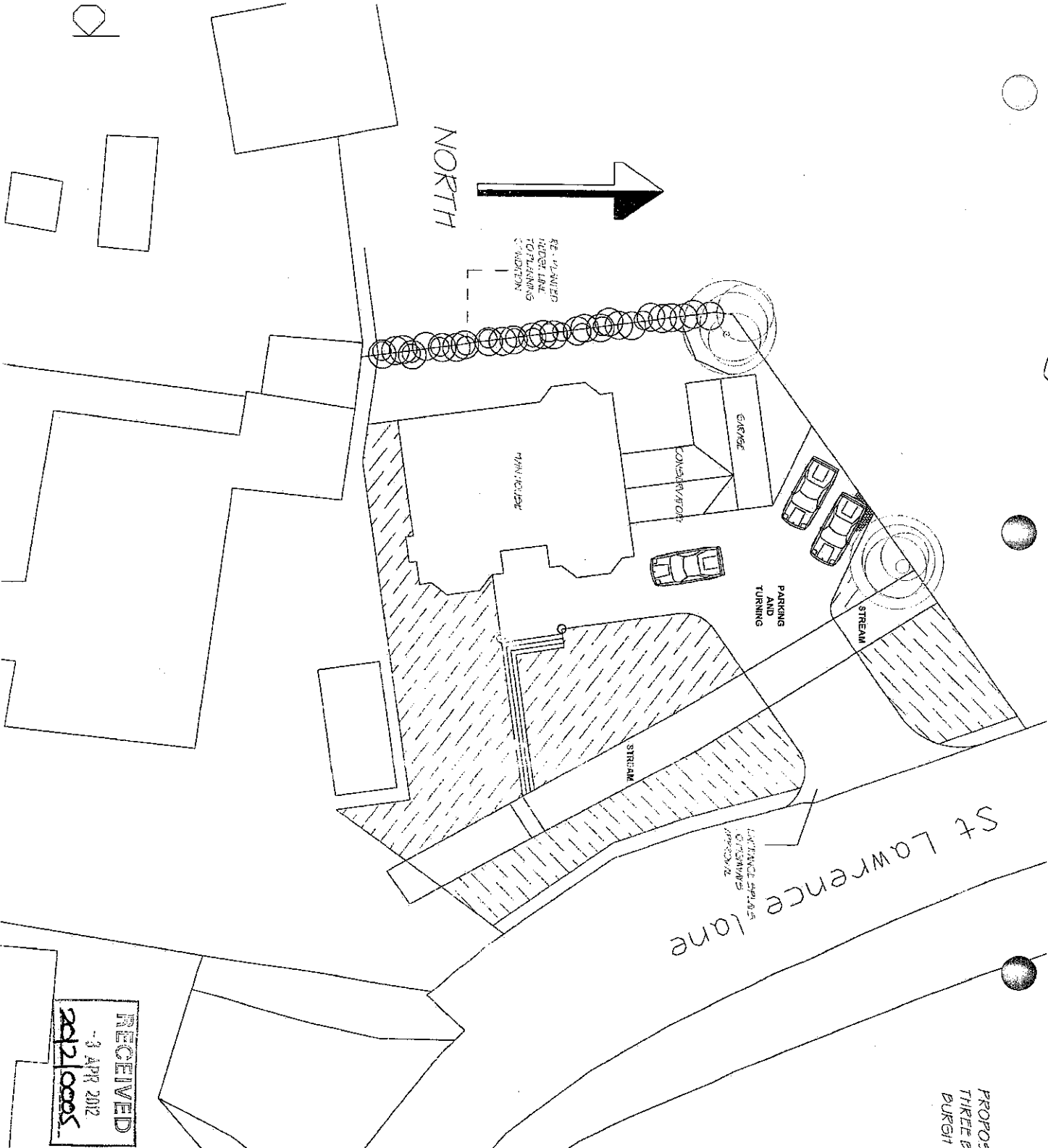
THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 (2) (b) OF BUILDING REGULATIONS 2000 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE, BEFORE COMMENCEMENT OF ANY WORKS. ANY ANOMOLIES MUST BE REPORTED. DO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED

PLANNING APPLICATION	Drwg No	CDL/SLL/SW/3/12
LOCATION PLAN	REVISION " C "	2012

This drawing is copyright, reproduction of this drawing is only with consent from quadrangle. Figured dimensions are to be followed in preference to scaled dimensions and particulars to be taken from the actual work where possible. Any discrepancy must be notified to QUADRANGLE immediately and before proceeding.







PROPOSED NEW BUILT DETACHED  
THREE BEDROOM DWELLING AT ST LAWRENCE LANE  
BURGH BY SANDS CARLISLE CB5 6BT

Bon  
Accord

**Quadrangle**  
Architectural Design

The Studio 26 Corporation Rd Carlisle

Tel/Fax: 01228 538122 Mobile: 07768 991404

E-mail: [Quadrangle@btinternet.com](mailto:Quadrangle@btinternet.com)

ALL MEASUREMENTS TO BE CHECKED ON SITE AND NOT SCALE FROM THE DRAWING

Client:  
**Mr & Mrs L Walker**  
**Brundene**  
**Wetheral**  
**Carlisle.**

Block plan 1:200

Location plan

Sections

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14.8.12(2) OF THE BUILDING REGULATIONS 2000. ANY SUBSEQUENT AMENDMENTS SHOULD BE THE OWNER OR CONTRACTOR'S RESPONSIBILITY. THE OWNER OR CONTRACTOR APPROVALS, THEY DO SO AT THEIR OWN RISK BEFORE COMMENCEMENT OF ANY WORKS. ANY AMENDMENTS MUST BE REPORTED TO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED

PLANNING APPLICATION Dwg No CDUSLSLW/212  
BLOCK PLAN REVISION "C" 2012

RECEIVED  
3 APR 2012  
20120005

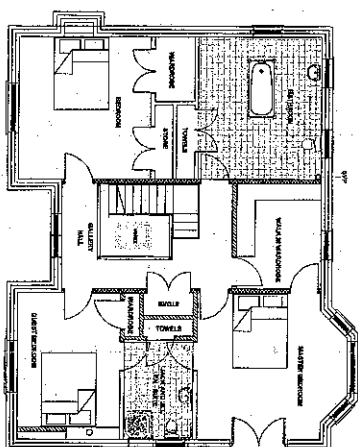
This drawing is copyright, reproduction of this drawing is only with consent from quadrangle. Figured dimensions are to be followed in preference to scaled dimensions and particulars to be taken from the actual work where possible. Any discrepancy must be notified to QUADRANGLE immediately and before proceeding.

PROPOSED SOUTHWEST ELEVATION

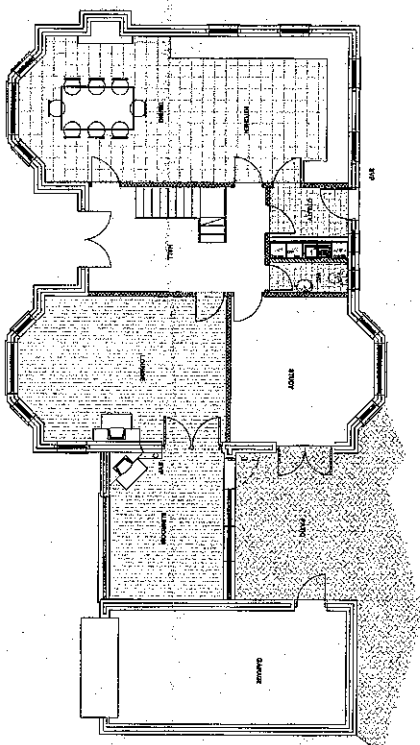
PROPOSED SOUTH EAST ELEVATION

PROPOSED NORTHWEST ELEVATION

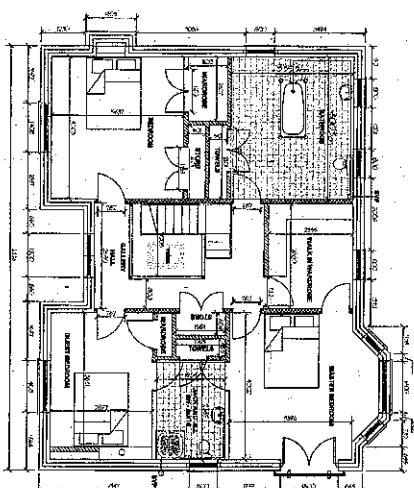
for the *sp. form*



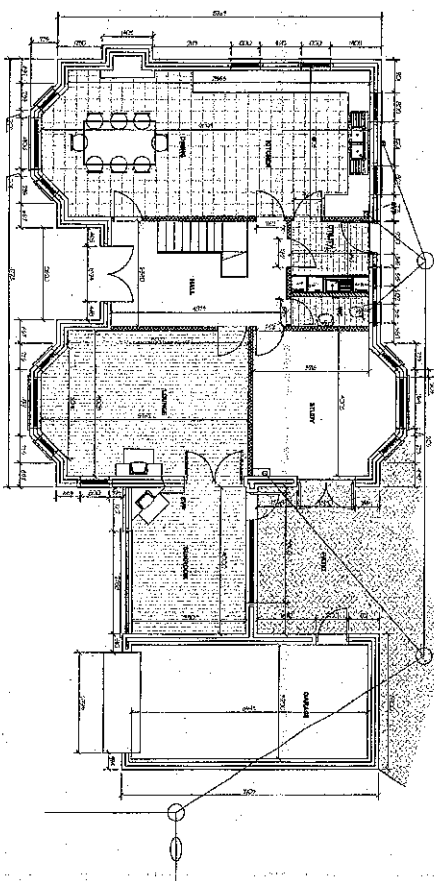
PROPOSED FIRST FLOOR (CLEAR)



**PROPOSED GROUND FLOOR (CLEAR)**



**PROPOSED FIRST FLOOR (MEASURED)**

**PROPOSED GROUND FLOOR (MEASURED)**

- REVISION " C " DETAILS
- DETACHED GARAGE REMOVED
- GARAGE ATTACHED AS DETAILED
- FOOTPRINT SIZE OF MAIN HOUSE REDUCED
- FOOTPRINT SIZE OF SUNROOM REDUCED
- GARAGE ATTACHED AS DETAILED
- FACING BRICK DETAIL TO NORTH EAST
- ELEVATION AN CHIMNEY STACKS
- STONE HEADERS AND KEYSTONES TO NORTH EAST ELEVATION WINDOWS
- STONE HEADERS TO SOUTH EAST ELEVATION WINDOWS
- STONE HEADERS TO NORTH WEST ELEVATION WINDOWS
- EXTERNAL SOIL PIPES REMOVED
- WINDOW BAR PATTERNS ALTERED
- VELUX WINDOWS ADDED

PROPOSED NEW BUILD DETACHED THREE  
BEDROOM DWELLING AT ST LAWRENCE LANE  
BURGH BY SANDS CARLISLE CB5 6PT

[illegible]

## SCHEDULE A: Applications with Recommendation

11/1110

Item No: 08

Date of Committee: 20/04/2012

**Appn Ref No:**  
11/1110

**Applicant:**  
Mr G Guest

**Parish:**

**Date of Receipt:**  
04/01/2012

**Agent:**  
Jock Gordon

**Ward:**  
Belah

**Location:**

85 Kingstown Road, Carlisle, Cumbria, CA3 0AJ

**Proposal:** Erection Of 1no. Dwelling

---

### REPORT

**Case Officer:** Shona Taylor

#### 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 Scale, Layout And Design Of The Development Is Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Highway Matters

#### 3. Application Details

##### The Site

- 3.1 The application site is located on Kingstown Road, and is currently used as garden area for No. 85 Kingstown Road, which is an end property, located to the North of a terrace of four properties. It is located adjacent to a private lane which gives access to the rear of the terrace, and is used for off-street parking. The boundaries of the site were treated by way of an overgrown hedge, although this has been removed since the application was submitted.

##### The Proposal

- 3.2 The application seeks consent for the erection of a two storey end of terrace

property. Pedestrian access to the proposed property would be from Kingstown Road, with a parking space provided to the rear, which would be accessed via the existing shared access to the rear lane.

- 3.3 The accommodation provided would consist of an entrance hall, living room, kitchen and wc to the ground floor, with two bedrooms and a bathroom upstairs. The building would be finished from rendered blockwork walls under a slate roof. The windows would be white upvc units.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and notification letters sent to five neighbouring properties. In response five letters of objection have been received. The grounds of objection are summarised as;

1. the dwelling will not be in keeping with the area;
2. the lane from Kingstown Road to Lowry Hill is a public right of way, and this will be obstructed by scaffolding etc and will restrict access to the parking area for residents of the other side of the lane;
3. the boundary fence and hedgerow have already been removed;
4. there are existing problems with non-residents parking in the area;
5. there is a lack of parking and 24 hour access to the lane is required;
6. the proposed space will be difficult to reverse into;
7. the facing materials should be brick, not render over breeze block;
8. the developer appears to have already begun the construction process.

#### **5. Summary of Consultation Responses**

Cumbria County Council - Highway Authority: - no objections;  
Local Environment, Streetscene - Drainage Engineer: - the applicant has indicated disposal of foul sewage and surface water to the mains sewer, however, in the first instance they should investigate the use of a suds or soakaway for surface water disposal;  
Local Environment - Environmental Protection: - 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 CP5, CP6, CP11, CP12, CP15, H2 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.2 The application site lies within the Primary Residential Area, as identified by Policy H2 of the Carlisle District Local Plan 2001-2016. As such the principle of residential accommodation is acceptable, subject to compliance with the

criteria identified in Policy H2 and other relevant policies contained within the Local Plan.

2. Whether The Scale, Layout And Design Of The Development Is Acceptable.

- 6.3 The footprint of the proposal is similar to that of the surrounding dwellings and the ridge height of the new dwelling will be approximately 0.4 metres lower than that of the adjacent property, No 85 Kingstown Road. The external appearance when viewed from the front elevation utilises design features of the adjacent properties.

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

- 6.4 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of privacy or overdominance.

- 6.5 Whilst it is noted that two windows face onto the lane adjacent to the site, the first floor window is to the hallway, and whilst the ground floor window is to the living room it is a secondary window, with the main window to the rear. As such, it is not considered that there would be any issues of overlooking or privacy.

4. Highway Matters

- 6.6 The Highway Authority has raised no objections to the proposal, subject to the inclusion of one condition. They have noted that whilst the visibility splay for a vehicle exiting the parking space to the rear yard will be less than is usually required, due to the proximity of Kingstown Road, and the junction geometry, vehicles will be moving very slowly and as such will not require the full 10 metres. Also taken into account when coming to this conclusion was the improvement in visibility due to the removal of the overgrown hedge.

- 6.7 Several objections from neighbouring properties have been received with regard to a lack of parking. However the Highway Authority have not raised any concerns, and it is not appropriate to refuse the proposal on the grounds of an existing problem, when off street parking has been provided.

5. Other Issues

- 6.7 The Council's Drainage Engineer has noted that the applicant is proposing to discharge the surface water to the mains sewer. She has suggested the applicant should first investigate the potential for a sustainable drainage system or soakaway. This can be secured by a condition requiring the proposed drainage details to be submitted prior to commencement of the development.

**Conclusion**

- 6.8 In overall terms, the principle of the development is acceptable. The scale, siting and massing of the proposed dwelling is acceptable in relation to the adjacent property, its setting and the street scene. The living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance. Adequate car parking, access and amenity space would be provided to serve the dwelling. In all aspects the proposal is compliant with the objectives of the Local Plan policies.

## **7. Planning History**

- 7.1 There is no relevant planning history.

## **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;
2. the location plan received 29th December 2011 (drawing number 2027/1);
3. the site plan received 29th December 2011 (drawing number 2027/2);
4. the proposed elevations received 23rd March 2012 (drawing number 2027/3A);
5. the proposed floor plans received 23rd March 2012 (drawing number 2027/4A);
6. the design and access statement received 29th December 2011;
7. the desk top study received 4th January 2012;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accord with CP5 of the Carlisle District Local Plan 2001-2016.

4. No development hereby approved by this permission shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

5. No development hereby approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

6. No development hereby approved by this permission shall commence until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use the approved drainage scheme has been constructed and completed in accordance with the approved plans.

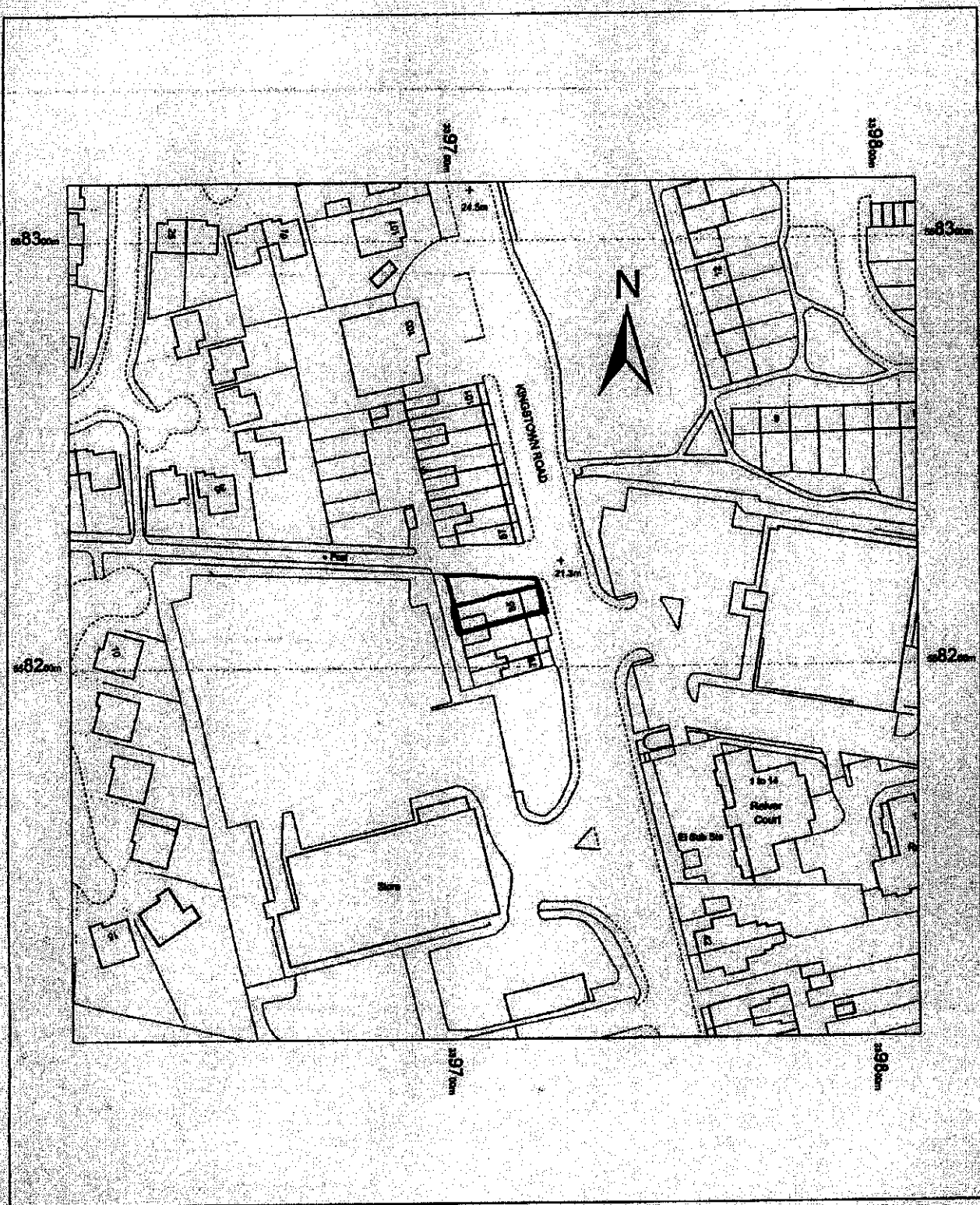
**Reason:** To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. The new dwelling shall not be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

---

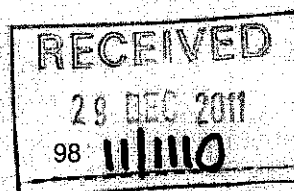




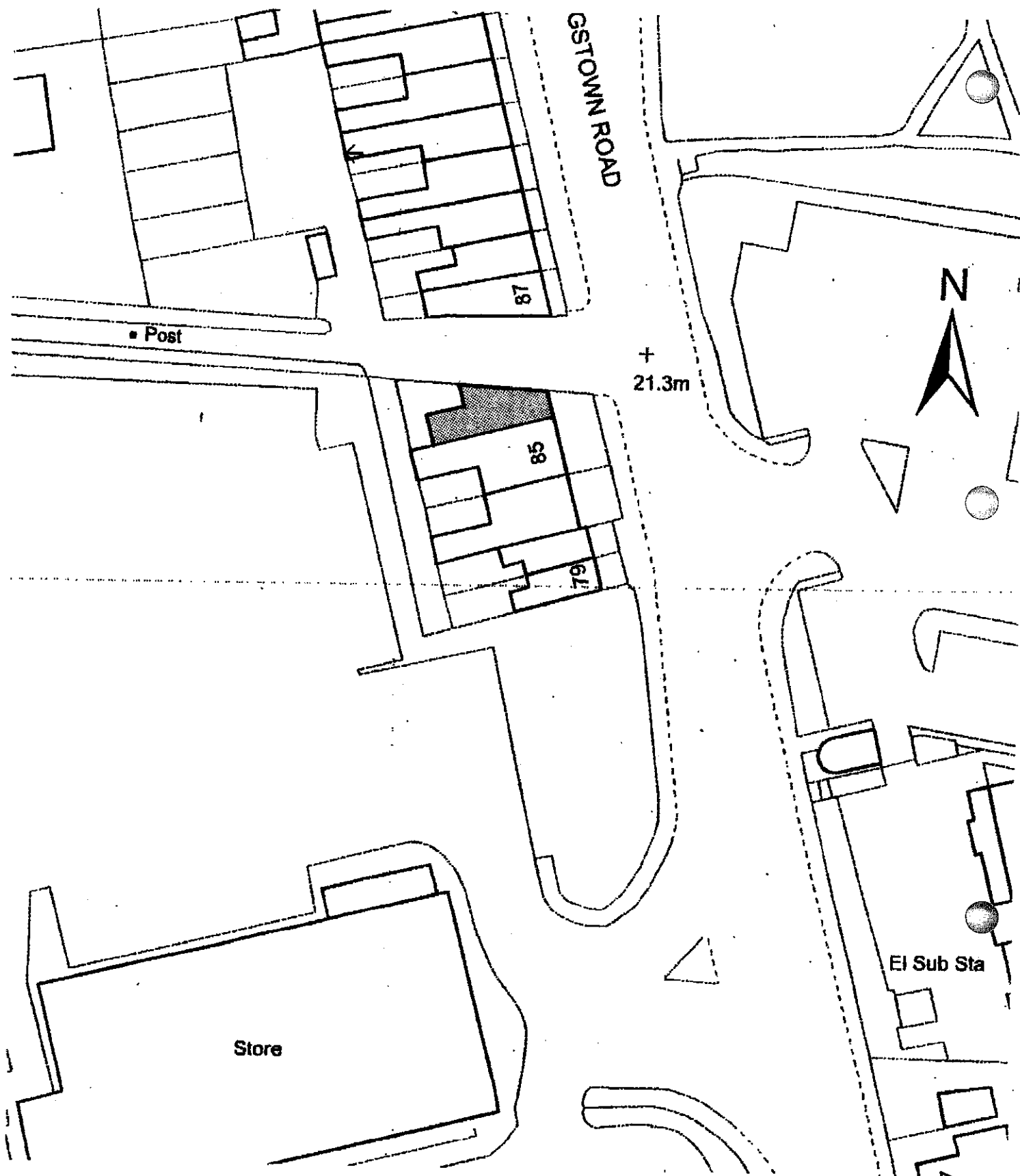
**PROPOSED DWELLING - 85 KINGSTOWN ROAD - CARLISLE**

**DRG. NO. 2027/1**

**LOCATION PLAN**



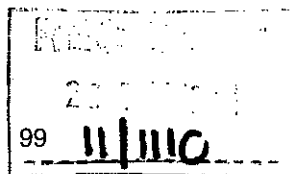
**SCALE : 1-1250**



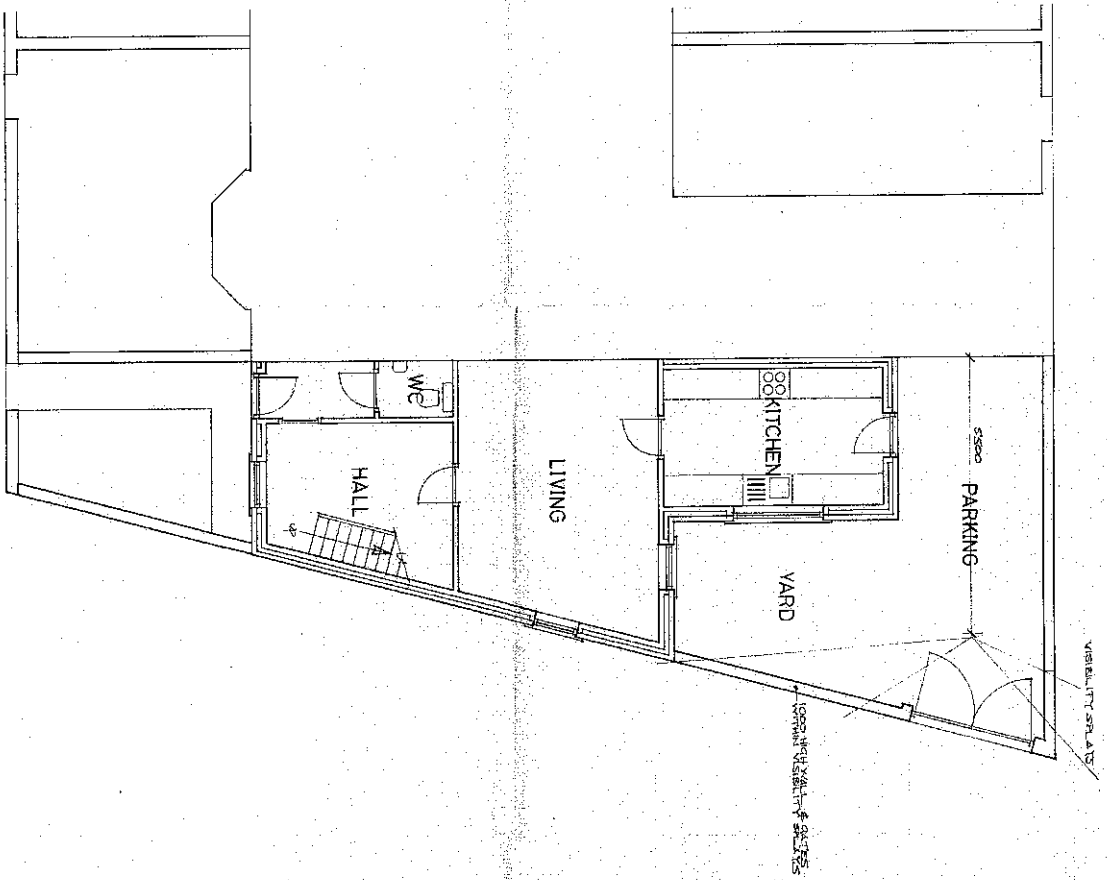
**PROPOSED DWELLING - 85 KINGSTOWN ROAD - CARLISLE**

**DRG. NO. 2027/2**

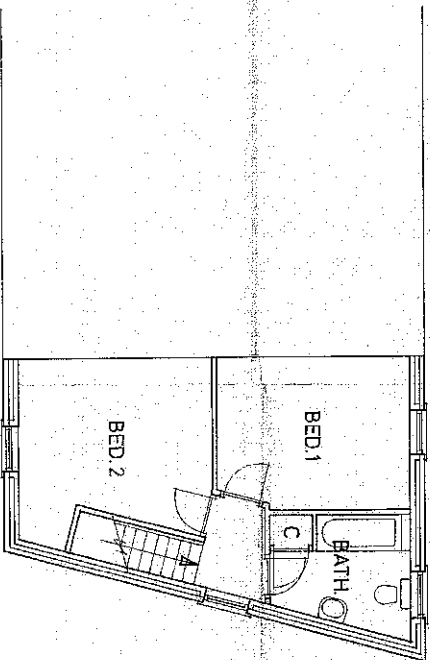
**SITE PLAN**



**SCALE : 1-500**



GROUND FLOOR

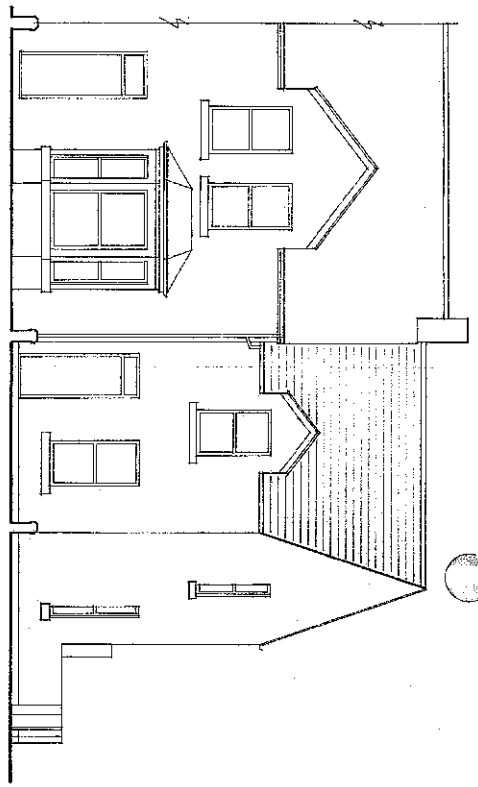


FIRST FLOOR

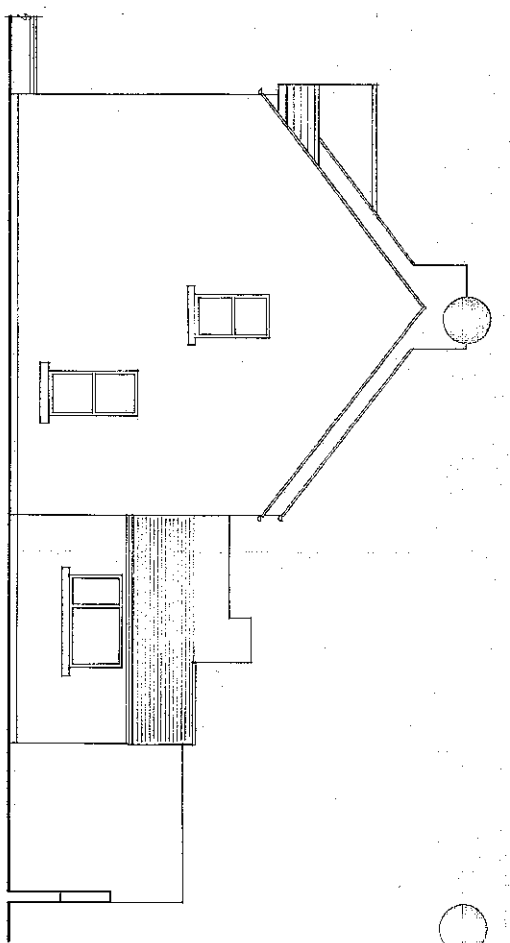
## FLOOR PLANS



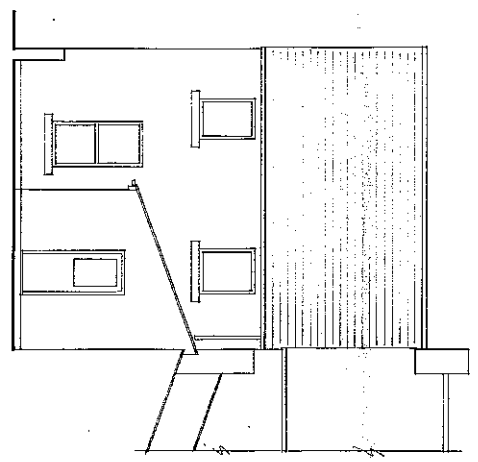
<b>PROPOSED DWELLING</b> <b>85 KINGSTOWN ROAD</b> <b>CARLISLE</b>	
<b>DWG. No. 2027/3A</b> <b>SCALE: 1/80</b> <b>DATE: OCT. 2011</b>	<b>JOCK GORDON</b> <b>ARCHITECTURAL SERVICES</b> <b>47 SCOTT LAND ROAD</b> <b>CARLISLE OAS BRG</b> <b>TEL: 01223 546939</b>



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS



PROPOSED DWELLING 85 KINGSTOWN ROAD CARLISLE	
DRG. No. 2027/1A SCALE: 1/50 DATE: OCT 2011	JACK DORRIN ARCHITECTURAL SERVICES 42 SCOTLAND ROAD TEL: 01883 242889

## SCHEDULE A: Applications with Recommendation

12/0038

Item No: 09

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0038

**Applicant:**  
Mr & Mrs J Bell

**Parish:**  
Scaleby

**Date of Receipt:**  
23/01/2012

**Agent:**  
Graham Norman  
(Architect) Limited

**Ward:**  
Stanwix Rural

**Location:**

L/A West Brighten Flatt, Scaleby, Carlisle, CA6 4LA

**Proposal:** Erection Of 1No. Replacement Dwelling With Integral Garages And Associated Landscaping (Revised Application)

---

### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Design Of The Proposal Is Acceptable
- 2.3 Impact Of The Proposal On The Character Of The Area
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Highway Issues

#### 3. Application Details

##### The Site

- 3.1 The application site lies in the open countryside. A substantial stone barn, which has planning permission to be converted into a dwelling, adjoins the site to the east. An established caravan and camping site, which is owned by the applicants, operates from the site. East Brightenflatt, a complex of farm buildings, is located approximately 180m to the east of the application site. The site can be accessed from Scaleby to the west or from the A6071 Brampton to Longtown Road, which lies to the north. The access from the

west is surfaced and is used by users of the caravan site. The access onto the A6071 is a grass track, the use of which is restricted by a locked gate, and this is only used for agricultural purposes.

## **Background**

- 3.2 In November 2004, planning permission was granted for the demolition of an existing bungalow on the site and for its replacement by a new dwelling and for the conversion of a barn to form a dwelling. The bungalow has been demolished and this permission has, therefore, been implemented and remains extant.
- 3.3 The approved dwelling would have been sited on the footprint of the original dwelling and an outbuilding. The outbuilding is currently being used as an ablution block for the adjacent caravan and camping site.

## **The Proposal**

- 3.4 The proposal is seeking planning permission for the erection of a large replacement dwelling on the site. The dwelling would be sited in a paddock directly to the rear of the approved replacement dwelling. The re-positioning of the dwelling would allow the ablution block, which is used by occupiers of the adjacent caravan site, to be retained. It would also allow the creation of a tree lined avenue to the front of the dwelling and formal landscaped gardens to the side (west) and rear of the proposed dwelling.
- 3.5 The dwelling has been designed with strong 'Arts and Craft' influence, with a simple room arrangement. At ground floor level the dwelling would have a hallway, kitchen/ dining room, snug, lounge and an en-suite guest bedroom. At first floor level the dwelling would have four bedrooms, two with en-suites, whilst a large attic would be provided in the roof void. The dwelling would also have a double garage, utility room, boiler room and wood store, with a farm office within the roofspace. The dwelling would have a ground floor footprint of 250m<sup>2</sup>, whilst the garage/office area would have a footprint of 109m<sup>2</sup>.
- 3.6 The design of the dwelling arose from a visit to Blackwell, Windermere, which is a fine example of Arts & Crafts architecture. This movement was popular in the late 1800s and was inspired by William Morris and his desire for simplification, truth to materials and the unity of handicraft and design. The resulting architecture has become lauded for its harmonious relationship with its often rural setting.
- 3.7 Arts and Crafts houses all share the following architectural features:
- Steeply pitched roofs
  - Intersecting gables and dormers
  - Front façade chimneys
  - Arched entrances

- Casement windows and large mullions
  - Decorative brickwork
  - Half timbering
  - Diagonal chimney stacks
  - Direct and formal relationship with external landscaping
- 3.8 The proposed dwelling incorporates the above features and the design has been strongly influenced by the works of Baillie Scott, Voysey and Webb. Baillie Scott designed a dwelling at Blackwell, Windermere, and Voysey designed properties at Broadley's and Moor Crag, which are both in Windermere.
- 3.9 The proposed dwelling would be detailed and built in natural materials, with rustic brickwork, oak, natural slates, galvanised steel windows and powder coated aluminium rainwater goods.
- 3.10 The dwelling would incorporate energy efficient construction, with thermal insulation being maximised by increasing the width of the wall and the depth of the floor and roof construction. The use of heat pumps and biomass boilers will be considered.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and notification letters sent to ten neighbouring properties. Three letters of support have received in response.

#### **5. Summary of Consultation Responses**

Scaleby Parish Council: - no comments;

Local Environment, Streetscene - Drainage Engineer: - the applicant must make sure through the Building Control process that the private sewage treatment plant is adequately sized. Disposal of surface water to a soakaway is acceptable;

Local Environment - Environmental Protection: - no objections, subject to conditions;

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

#### **6. Officer's Report**

##### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H10, CP3, CP5 and CP12 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the

determination of this application. The proposal raises the following planning issues:

## 1. Whether The Proposal Is Acceptable In Principle

- 6.2 Planning permission already exists for a replacement dwelling on this site. This proposal is seeking permission for a replacement dwelling which would be significantly larger than that currently approved and which would be positioned to the rear of the approved dwelling.
- 6.3 Policy H10 permits replacement dwellings if the scale of the new dwelling is no greater than a 15% increase on the footprint of the original dwelling. This dwelling would be significantly larger than that permitted under Policy H10 but applications for larger replacement dwellings have previously been permitted by the Council if the design of the dwelling is of exceptional architectural merit. The design of the dwelling is considered in the following section.
- 6.4 The NPPF states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances, which could include the exceptional quality or innovative nature of the design of the dwelling. Such a design should be truly outstanding or innovative, helping to raise standards in rural areas; reflect the highest standards in architecture; significantly enhance the immediate setting; and be sensitive to the defining characteristics of the local area. These issues are explored in detail below.

## 2. Whether The Design Would Be Acceptable

- 6.5 The dwelling has been designed with a strong 'Arts & Crafts' influence. The dwelling would largely be constructed of rustic brickwork, which would include brick plinths and brick diaper wall patterning. Some timber detailing would also be provided, particularly to the top of the front and rear gables and around the large feature windows which would be provided in the front and rear elevations. The roofs would be steeply pitched and constructed of slate, with a cat slide roof being provided to the rear elevation. Three, large diamond shaped chimneys, which would contain decorative brickwork would be incorporated. An entrance porch, with an arched doorway, would be provided on the front elevation. Windows would be galvanised steel casement windows, with cast stone surrounds.
- 6.6 A tree lined avenue would provide access to the dwelling, with a large circular turning area being provided to the front of the property. A lawn would be provided to the rear of the dwelling, with a formal garden being provided to the east. A summer house would be located to the south of the formal garden. The boundaries would consist of hedging or post and rail timber fencing.
- 6.7 In light of the above, the design of the proposed dwelling, which incorporates a number of features which are typical of an Arts and Crafts house, would be acceptable. It is considered that the dwelling is of sufficient architectural merit to allow it to be approved as an exception to Policy H10 and to comply with the guidance in the NPPF.



### 3. Impact Of The Proposal On The Character Of The Area

- 6.8 It is acknowledged that the dwelling would be large and that it would be visible from the surrounding area. The dwelling is, however, of exceptional design quality and it should make a positive contribution to the character of the area.
- 6.9 Whilst there are no dwellings of similar design in the vicinity, the dwelling is based on a property in Windermere and other buildings inspired by Arts and Crafts architecture are present in Cumbria. It is, therefore, considered that the proposal represents an appropriate architectural approach for an individual prestige home in the Cumbrian countryside.

### 4. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.10 The nearest residential property would be located at East Brightenflatt, which is approximately 180m away from the application site. Whilst planning permission exists to convert an adjacent barn to a dwelling, the proposed replacement dwelling would be significantly further from this barn than the approved replacement dwelling. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of any adjoining properties through loss of light, loss of privacy or over-dominance.

### 5. Highway Issues

- 6.11 County Highways has no objections to the access off the U1089, which is currently used by visitors to the caravan site, being used to provide access to the dwelling. The access off the A6071, which was supposed to be closed up under the previous permission for a replacement dwelling on this site, can be retained providing that it is only used by agricultural vehicles.

## Conclusion

- 6.12 The proposal is considered to be of sufficient architectural merit to allow it to be approved as an exception to Policy H10 and to comply with the guidance in the NPPF. The proposal would not have an adverse impact on the character of the area or on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

## 7. Planning History

- 7.1 In November 2004, planning permission was granted for the erection of replacement dwelling, extinguishment of independent residential caravan site, and conversion of traditional barn to single dwelling (04/1142). The residential caravan site, includes a caravan which had been used as a dwelling for in excess of ten years and can, therefore, remain on the site. This caravan will have to be removed from the site when the barn is converted to a dwelling. A touring caravan site remains in operation on the

adjacent land.

## **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 20 January 2012;
  2. Design & Access Statement, received 20 January 2012;
  3. Location Plan, received 23 January 2012;
  4. Block Plan/ Location Plan, received 20 January 2012 (Drawing No. 104-139A-01 Rev I);
  5. Proposed Floor Plans, received 20 January 2012 (Drawing No. 104-139A-08 Rev D);
  6. Proposed Elevations & Section, received 16 February 2012 (Drawing No. 104-139A-09 Rev E);
  7. Brick Detailing, received 9 February 2012;
  8. Window Details, received 9 February 2012;
  9. the Notice of Decision; and
  10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

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 that the materials are appropriate to the rural area and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, 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 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

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

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

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order), no building, garage, shed or other structure be erected within the curtilage of the dwelling hereby permitted without the prior permission of the Local Planning Authority and the approval by them of the design, siting and external appearance of such structures.

**Reason:** The Local Planning Authority wishes to retain full control over the matters referred to in order to protect the character, integrity and appearance of the building and its setting, in

accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. 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.

10. Prior to the erection of the summer house shown on the Proposed Site/ Location Plan (Drawing No. 104-139A-011), full elevations and floor plans shall be submitted for prior approval, in writing, by the Local Planning Authority.

**Reason:** To ensure that the summer house is in keeping with the proposed dwelling and the rural area and to accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

11. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

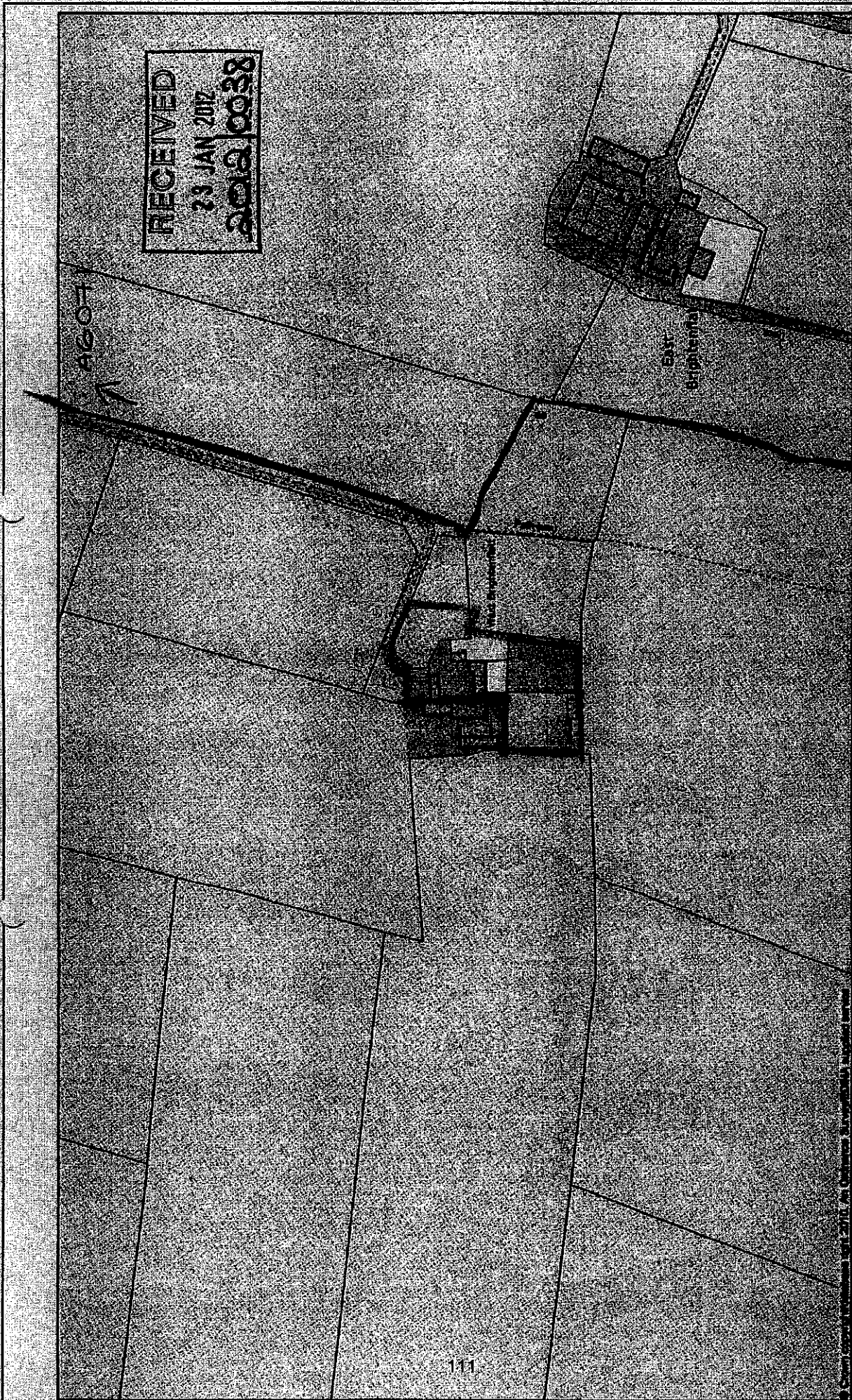
12. The development shall not commence until visibility splays providing clear visibility of 215 metres measured along the nearside channel lines of the public road from a position 2.4metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05metres, have been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be permitted to grow so as to obstruct the visibility splays.

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

13. Before the development is commenced the existing access to the A6071 shall be permanently closed to vehicular traffic in accordance with details which have firstly been submitted to and approved by the Local Planning Authority, in consultation with the Highway Authority.

**Reason:** To minimise danger and the avoidance of doubt and to support Local Transport Plan Policies LD5, LD7 & LD8.

---



RECEIVED  
23 JAN 2012  
2012 0038

Feb 10, 2011 18:23  
Andrew Miles  
Northumbria University

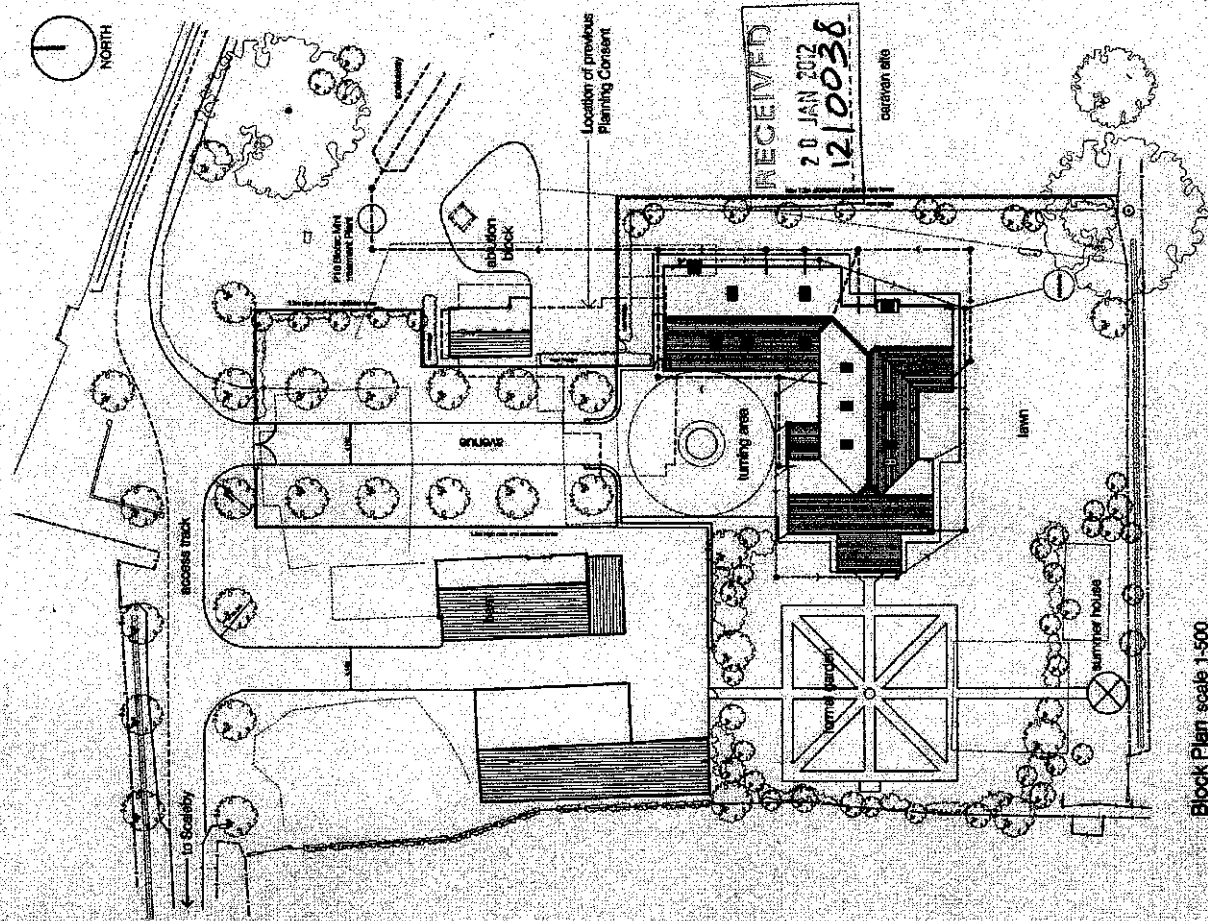
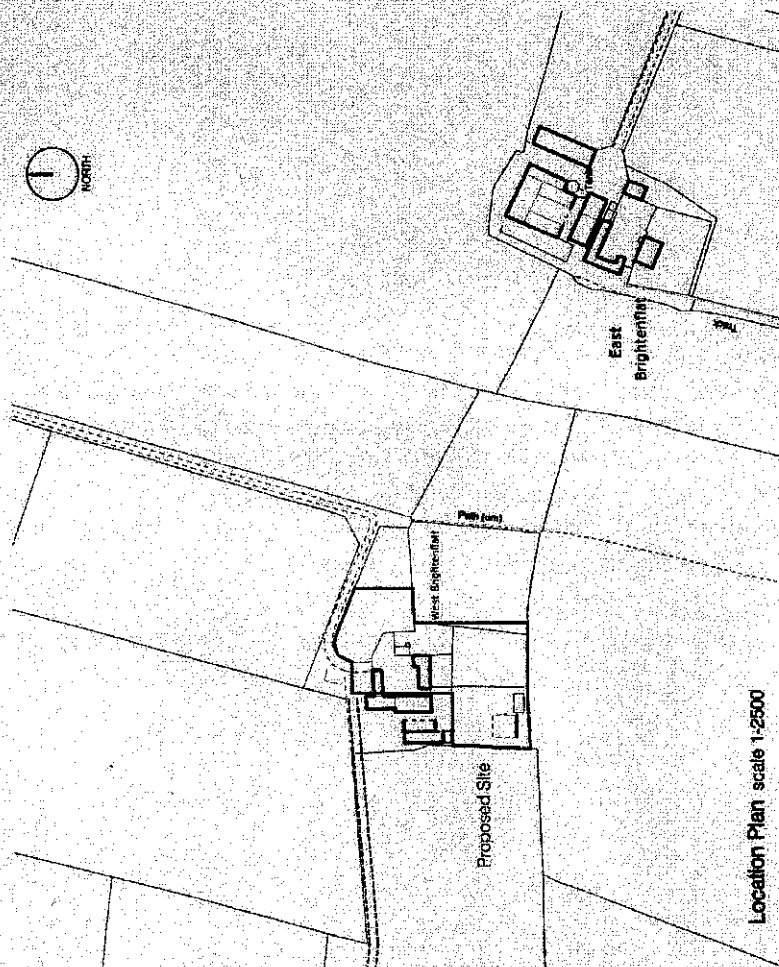


EDINA National Data Centre  
University of Edinburgh  
Geographical Information  
160 Colinton Road  
Edinburgh  
EH16 5RZ  
UK

EDINA  
Digimap

© Crown Copyright and Edinburgh City Council 2010. All Rights Reserved. No part of this publication may be reproduced without permission in writing from the copyright owner.

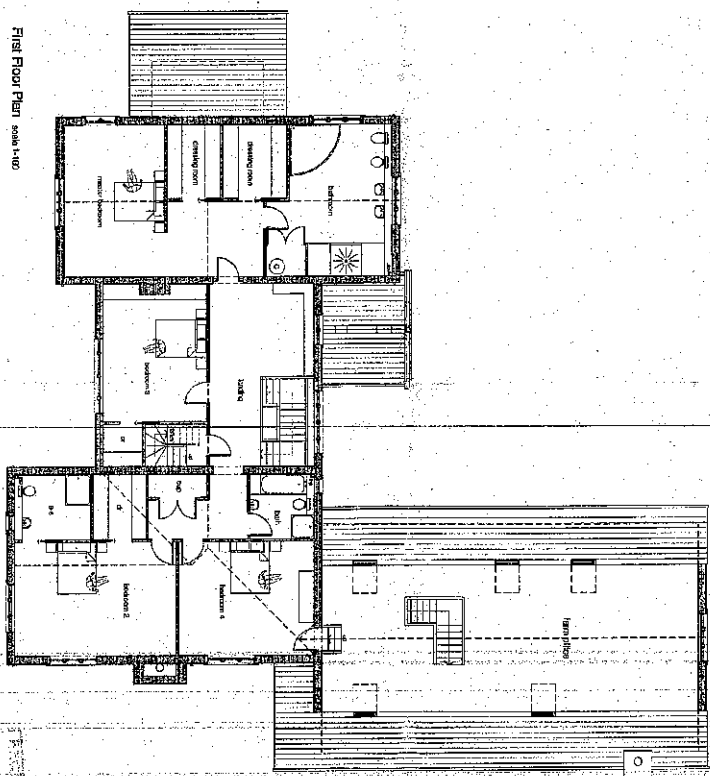
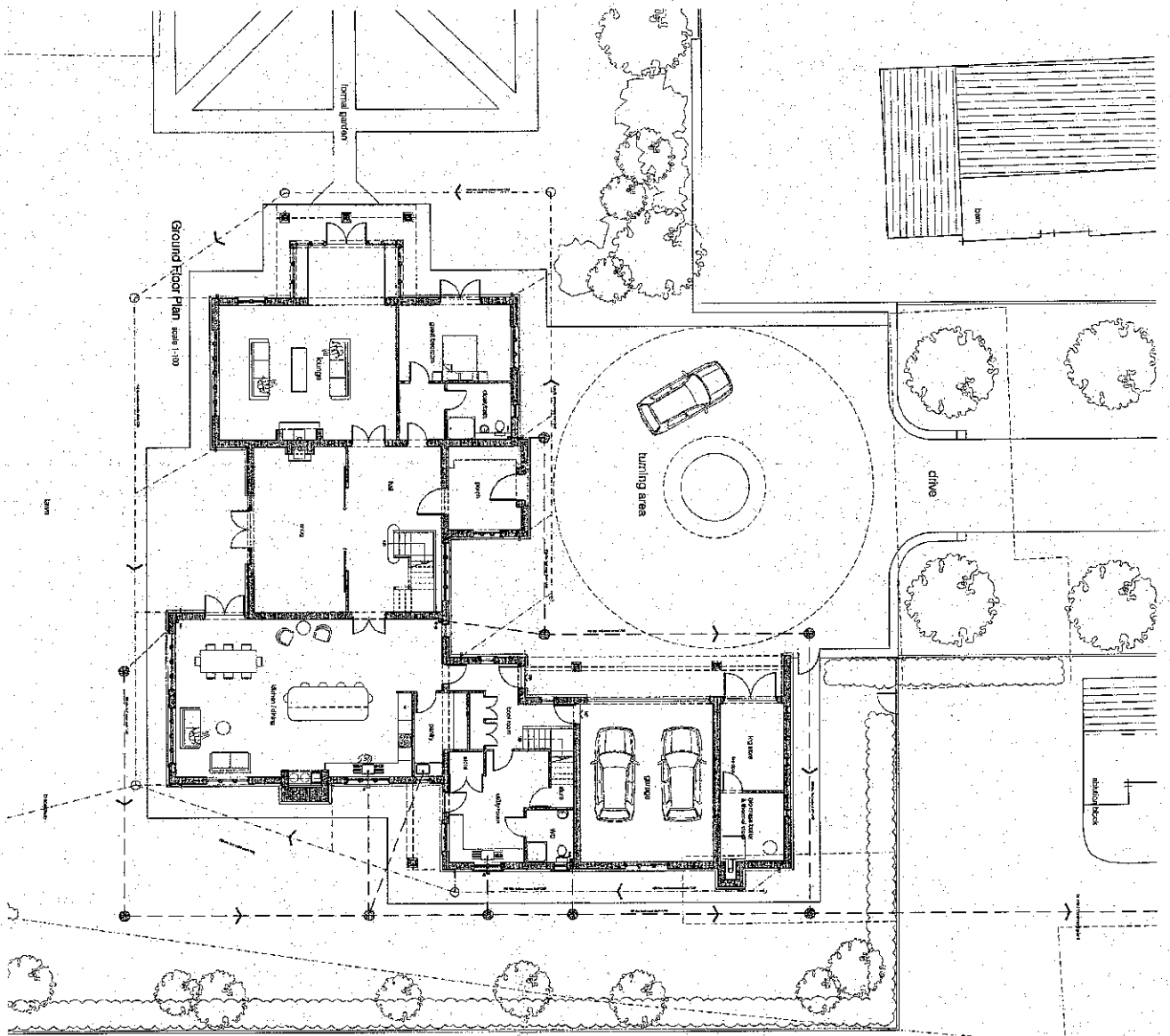




<p>104-139A-011</p>	<p>PROPOSED DWELLING WEST BRIGHTENPLATT, SCALEBY</p>	<p>AS PROPOSED SITE / LOCATION PLAN</p>	<p>1500QAG BB 28-07-11</p>
<p>MR J BELL</p>	<p>PROPOSED DWELLING WEST BRIGHTENPLATT, SCALEBY</p>	<p>Graham K Norman Architect CHARTERED PRACTICE 104-139A-011 EDEN BLISS PARK PEART, CAMBRIDGE, CB1 1 5EB 01778 188574 info@grahamknorman.co.uk www.grahamknorman.co.uk</p>	<p>1500QAG BB 28-07-11</p>







**Private Street Showery**  
New private driveway, turning area and parking area for 10 cars, paved in permeable stone chip/gravel, colour: asphaltic.

**Driveway**  
New hot driveway to driveway, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic. New hot driveway to driveway, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic. New hot driveway to driveway, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic.

**Underpinning**  
Existing building underpinning, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic. New hot driveway to driveway, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic. New hot driveway to driveway, 10m wide, paved in permeable stone chip/gravel, colour: asphaltic.

12/03/8

## SCHEDULE A: Applications with Recommendation

12/0079

Item No: 10

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0079

**Applicant:**  
Mr & Mrs Simpson

**Parish:**

**Date of Receipt:**  
07/02/2012

**Agent:**  
Green Design Architects

**Ward:**

**Location:**

2 Parkhead Road, Brampton, CA8 1DE

**Proposal:** Erection Of 1No. Dwelling (Outline)

---

### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Impact Of The Proposal On The Character Of The Area
- 2.3 Whether The Scale And Design Would Be Acceptable
- 2.4 Impact On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Other Matters

#### 3. Application Details

##### The Site

- 3.1 The application site, which measures approximately 13m in width by 31m in length, is the side garden of a semi-detached property, which fronts onto Parkhead Road. It includes a large area of hardstanding, which is currently used as the parking area for the host dwelling, an area of garden and a single-storey extension that is attached to the host dwelling. Sawmill Lane runs to the rear of the site and this would provide vehicular access to both the existing and proposed dwellings. Union Lane adjoins the application site to the south-west and is separated from it by a hedge.

- 3.2 The application site is located in a residential area. Union Court, which lies to the south of the application site, on the opposite side of Sawmill Lane, is a two-storey building, which lies in close proximity to Union Lane.

## **The Proposal**

- 3.3 The proposal is seeking outline planning permission (with all matters reserved) for the erection of a dwelling. The indicative layout plan shows a dwelling with a similar footprint to the host dwelling and other dwellings in the vicinity of the site. The Design & Access Statement states that the massing, materials and character of the new dwelling would compliment the existing dwellings. Vehicular access would be taken off Sawmill Lane, as is the case with the host dwelling. The indicative layout plan shows that there is sufficient space on the site to provide a dwelling with in-curtilage parking, together with gardens.

## **4. Summary of Representations**

- 3.1 This application has been advertised by means of a site notice and notification letters sent to thirteen neighbouring properties. One letter of objection has been received which states that the proposal to erect an additional two storey dwelling would be out of keeping with the existing building/extension works that has been granted over the past years (Park Head Estate). A single-storey bungalow type of dwelling would be more suited.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - essentially there are now no Highways /traffic reasons why this outline should not be approved. There is an existing large rear access off Sawmill Lane, improved only a few years ago and a large hardstanding; though clearly as part of any detail application they will need to demonstrate levels of 'in curtilage parking' are available in accord with the Parking Standards {likely 2 per property assuming 2/3 bedroomed and access such that either property's area can be accessed/egresses without vehicle(s) obstructing the other}. To this end the proposed Red/Blue line boundary on the appended plan would need to be rearranged such that the existing property retains the parking area behind it leading onto Sawmill Lane;

Brampton Parish Council: - objects - over development of the site and concerns of more vehicles accessing onto the lane at the rear, which provides access to Brampton Primary School;

Local Environment - Drainage Engineer: - the applicant should investigate the use of either a sustainable drainage system or a soakaway for surface water disposal;

Northern Gas Networks: - no objections;

Carlisle Airport: - no objections.

United Utilities: - no objections in principle.

## **6. Officer's Report**

## Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H2 and CP5 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. Whether The Principle Of The Proposed Development Is Acceptable

6.2 The application site is located within Brampton, which is identified as a Key Service Centre in the adopted Local Plan. The proposal to erect a dwelling on this site is, therefore, acceptable in principle.

2. Impact Of The Proposal On The Character Of The Area

6.3 The new dwelling would be sited in the side garden of 2 Parkhead Road. The indicative layout plan shows the proposed dwelling being sited adjacent to the host dwelling, with the front elevation being approximately 8m from Parkhead Lane and rear elevation approximately 16m from Sawmill Lane. The new dwelling would lie in close proximity to Union Lane. Union Court, which lies on the opposite side of Sawmill Lane to the application site, lies in close proximity to Union Lane and this property would be seen in conjunction with the new dwelling. The proposal would not, therefore, have an adverse impact on the character of the area. In light of the above, the proposed siting of the dwelling would be acceptable and would not have an adverse impact on the character of the area.

3. Whether The Scale And Design Would Be Acceptable

6.4 These matters are reserved for subsequent approval and do not form part of this application. The supporting information that has been submitted with the application shows that the proposed dwelling would have a footprint and design similar to that of the host dwelling and other dwellings in the area and this is likely to be acceptable.

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

6.5 Any dwelling sited in line with the host dwelling would be a minimum of 30m away from the front elevation of 1 Parkhead Road and a minimum of 24m away from the side elevation of Union Court. These distances would be sufficient to ensure that the proposed dwelling 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. Other Matters

6.6 County Highways has no objections to the proposal. There is an existing large rear access off Sawmill Lane, improved only a few years ago and a large hardstanding. As part of any detailed application the applicant would

need to demonstrate levels of 'in curtilage parking' are available for both the existing and proposed dwellings, in accordance with the Parking Standards.

## **Conclusion**

- 6.7 In overall terms, the proposal is acceptable in principle. The indicative layout plan illustrates that a dwelling could be located on the application site without having an adverse impact on the character of the area or on the living conditions of the occupiers of any neighbouring properties. In all aspects the proposal is considered to be compliant with the objectives of the relevant adopted Local Plan policies.

## **7. Planning History**

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

## **8. Recommendation: Grant Permission**

1. Before any work is commenced details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the Local Planning Authority.

**Reason:** The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

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

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

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

3. The approved documents for this Outline comprise:

- 1. the submitted planning application form, received 2 February 2012;
- 2. Design & Access Statement, received 7 February 2012;

3. Location Plan, received 19 March 2012 (Drawing No. 12/2102/01A);
4. Block Plan, received 19 March 2012 (Drawing No. 12/2102/02B);
5. Site Plan, received 19 March 2012 (Drawing No. 12/2102/03A);
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

4. 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 works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall take place until full details of hard and soft landscape works, 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 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

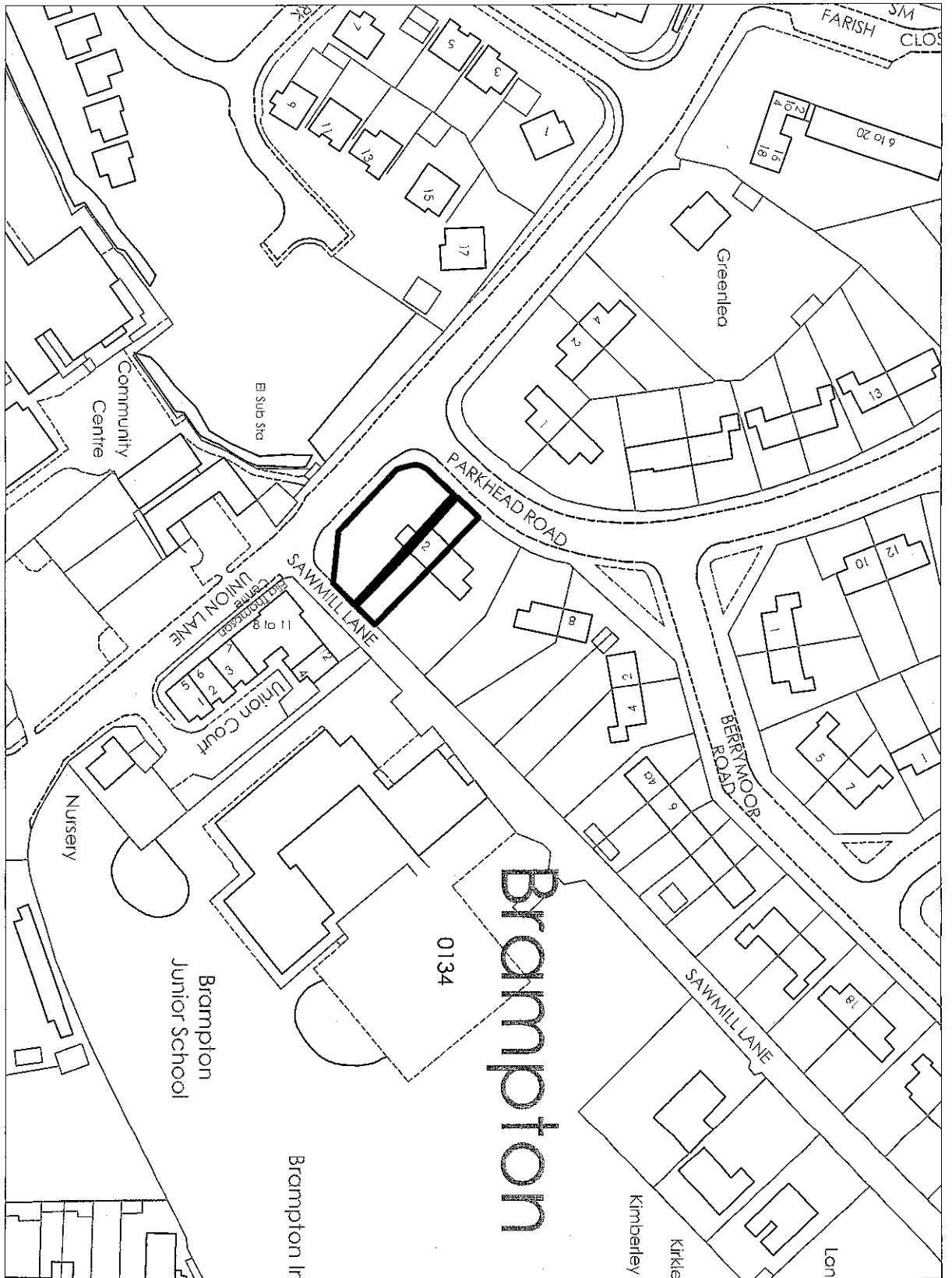
**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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

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

7. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.



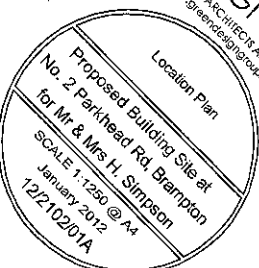
Location Plan: 1:1250

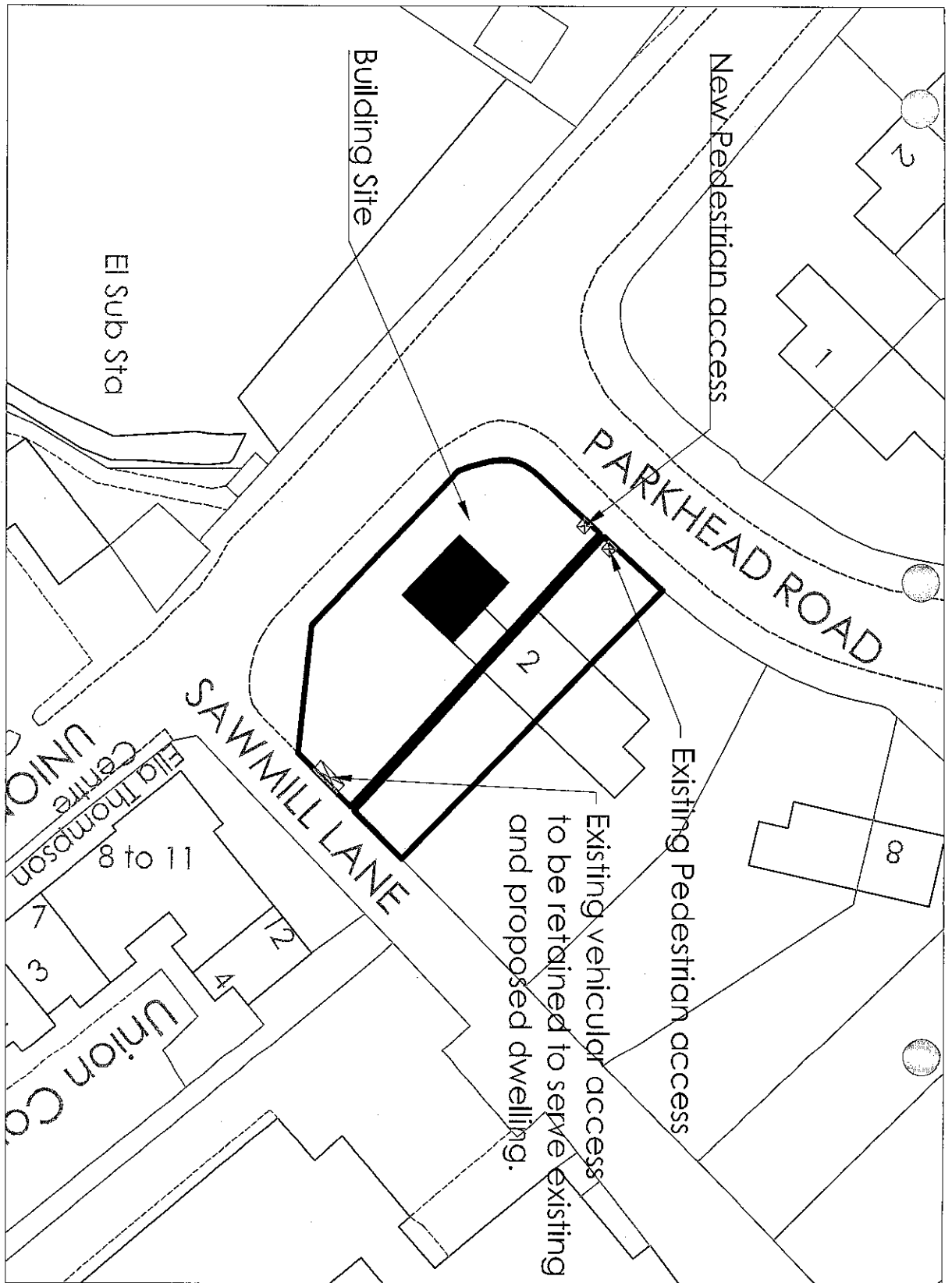
D	C
---	---

RV	DATE	DESCRIPTION
A	19/03/2012	Planning AIs

All information remains the property of the designer and may not be used for any purpose whatsoever, or reproduced through any medium without the written permission of the designer. No responsibility is accepted for unauthorised use. Do not scale off drawings, work from figured dimensions only and verify on site.

**GREEN DESIGN ARCHITECTS**  
 CHARTERED ARCHITECTS AND DESIGNERS  
 www.greendesignarchitects.co.uk





Block Plan: 1:500

RV	DATE	DESCRIPTION
A	06/02/2012	Revised Block Plan
B	19/03/2012	Planning AIs

D	C

All information remains the property of the designer and may not be used for any purpose whatsoever, or reproduced through any medium without the written permission of the designer. No responsibility is accepted for unauthorised use. Do not scale off drawings, work from figured dimensions only and verify on site.

**GREEN DESIGN ARCHITECTS**  
 CHARTERED ARCHITECTS AND DESIGNERS  
 www.greendesignarchitects.co.uk

Block Plan  
 Proposed Building Site at  
 No. 2 Parkhead Rd, Brampton  
 for Mr & Mrs H Simpson  
 SCALE 1:500 @ A4  
 January 2012  
 12210202B

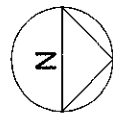
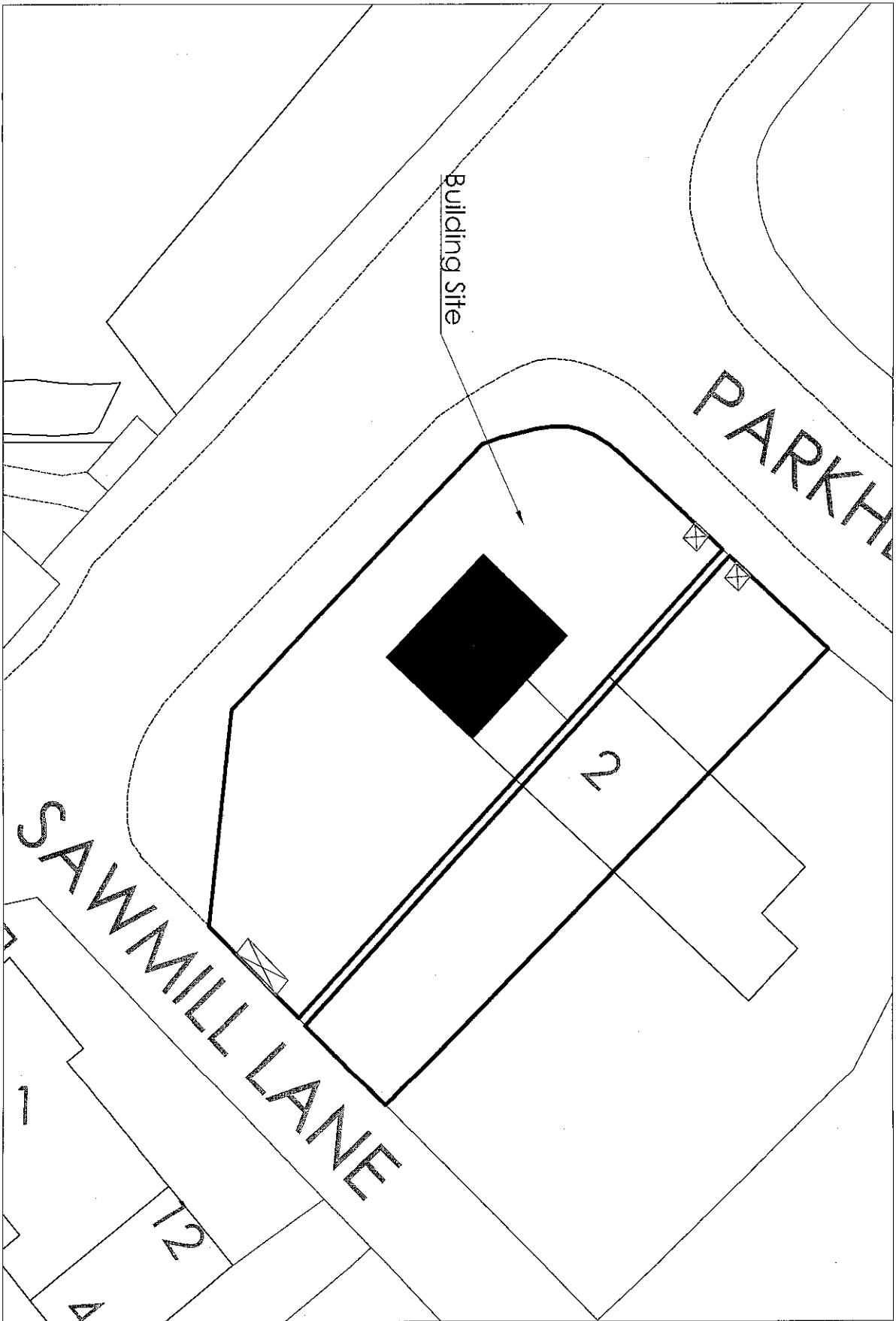


# Site Plan: 1:200

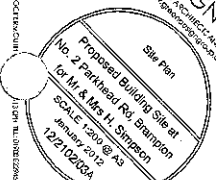
D	C

REV	DATE	DESCRIPTION
A	19/03/2012	Planning AIs

All information remains the property of the designer and may not be used for any purpose whatsoever, or reproduced through any medium without the written permission of the designer. No responsibility is accepted for inaccuracies due to not scale or drawings work from figured dimensions only and verify on site.



**GREEN DESIGN ARCHITECTS**  
 CHARTERED ARCHITECTS AND DESIGNERS  
 www.greendesignarchitects.co.uk



## SCHEDULE A: Applications with Recommendation

12/0100

Item No: 11

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0100

**Applicant:**  
G C Properties (Carlisle)  
Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
08/02/2012

**Agent:**  
HTGL Architects Ltd

**Ward:**  
Currock

**Location:**

Former Platform 1 & Boiler House, Collier Lane,  
Carlisle

**Proposal:** Demolition Of Former Platform 1 Night Club To Form Beer Garden &  
Demolition Of Redundant Boiler House To Provide Secure Storage  
Building (Revised Application)

---

## REPORT

**Case Officer:** Barbara Percival

### 1. Recommendation

- 1.1 It is recommended that Authority to Issue Approval subject to no additional issues being raised during the consultation period.

### 2. Main Issues

- 2.1 Whether the Principle Of Development Is Acceptable.  
2.2 Impact Of The Proposal On Adjacent Occupiers.  
2.3 Impact Of The Proposal On Highway Safety.  
2.4 Other Issues.

### 3. Application Details

#### The Site

- 3.1 The application site is located at the northern end of Collier Lane close to its entrance onto Court Square. The larger of the two curtilage listed buildings subject of this application, Platform One, is a two storey vacant former nightclub finished in smooth painted render under a slate roof. Whilst the other building, the Boiler House, is a vacant two storey brick building with an asbestos/concrete sheet roof.

- 3.2 Platform One is attached to the rear ground floor elevation of 'Panchos' restaurant which has its frontage onto Court Square with accommodation used by the adjacent hotel at first and second floor level. Immediately adjacent to The Boiler House is the car park serving the Hallmark Hotel with the rear elevation of the hotel facing both buildings on the opposite side of Collier Lane.

### **Background Information**

- 3.3 Evidence provided by the applicant's agent outlines that the premises along with several other properties in Court Square were purchased by the applicant in 2000. The report goes on to highlight that the buildings, subject of this application, were already then in a poor state of repair. In 2002, following consultation with the City Council's Assistant Conservation Officer and Principal Building Control Officer it was agreed that due to the dangerous condition of the Boiler House, its associated chimneystack and the adjacent hotel garage works warranted their demolition. This evidence is supported by a Structural Survey undertaken by Patterson Heggie and submitted to the City Council in November 2001.
- 3.4 To allow for cost control of the project, these works were intended to be undertaken in two phases. The first phase involved: the demolition of the chimneystack; stripping out of the boilers and asbestos; removal of the garage roof; and demolition of two storey building fronting onto Collier Lane (former garage building). Phase two was to include the demolition of the Boiler House itself; however, these works were never undertaken due to funds being required for urgent repair works to prevent further deterioration to the fabric of Platform One. These works involved internal and external alterations together with repairs to its roof timbers and a complete new roof covering (Listed Building Applications references 06/0215 and 06/0724).

### **The Proposal**

- 3.5 The application seeks the demolition of Platform One to form an enclosed beer garden with a secure storage building on the site of the Boiler House. The proposed beer garden would be enclosed along its Collier Lane frontage by a 3.3 metre high rendered wall with openings, secured by 'Heritage Green' powder coated wrought iron grilles. Wrought iron access gates would also be located either end of the perimeter wall affording emergency access from the beer garden and other commercial premises onto Collier Lane. The secure storage facility would be constructed from reclaimed bricks to a maximum height of 3.8 metres with mock window openings, in keeping with those on the adjacent boundary wall fronting the hotel car park. The flat roof of the building would be obscured from street level by a parapet topped with reclaimed sandstone copings which would continue along the perimeter wall of the proposed beer garden.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of six neighbouring properties and the posting of Site and Press Notices. In response, one letter of objection has been received.
- 4.2 The letter identifies the following issues:
1. potential of proposal to create increased noise and disturbance to guests of adjacent hotel.
  2. traffic congestion.
  3. exacerbate existing refuse collection problems.
  4. increase late night pedestrian movements along Collier Lane.
  5. loss of historical character.
  6. proliferation of bars/beer gardens within the area.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - no highways/traffic objections in principle;

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - no objection to the proposed use as a beer garden or to the enclosed storage area subject to the imposition of an Informative;

Local Environment - Environmental Protection: - no objection in principle subject to the imposition of conditions restricting the hours of use of the external area and the playing of amplified music;

Cumbria County Council - (Archaeological Services): - the supplied information shows very little fabric survives within the building. The applicant has also provided a series of photographs that are considered to be an adequate record of the buildings, therefore, do not wish to make any further recommendations or comments.

Conservation Area Advisory Comm - at the time of compiling the report only one individual response from a Member, Olwyn Luckley, has been received. In summary, she is of the opinion that the buildings have little to recommend their retention. Highlighting that the buildings appear to have had a number of changes to their features, are in a poor state of repair with nothing remaining of any particular architectural merit. Going on to outline that it is not an area that welcome pedestrians and that although the buildings have been marketed for 18 months has not attracted a buyer.

## **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 Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the Development Plan until the provisions of the Localism Act are enacted. A separate Order is required to revoke the RSS; and until this take place the RSS remains part of the Development Plan. 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 Other material considerations include the recently published National Planning Policy Framework (NPPF) and the Carlisle Historic Core Conservation Area Appraisal (October 2007).
- 6.4 The relevant planning policies against which the application is required to be assessed are Policy EM1 of the RSS and Policies CP5, EC2, EC10, LE14 and LE19 of the Local Plan.
- 6.5 The proposal raises the following planning issues:
  1. Whether The Principle Of The Proposed Development Is Acceptable
- 6.6 Paragraph 133 of the NPPF outlines that *"where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use."*
- 6.7 Policy EM1 of the RSS highlights that in respect of loss of any assets within the region's historic environment developers and/or Local Authorities should first avoid loss of the asset, then compensate for loss through offsetting actions.
- 6.8 Policy LE14 of the Local Plan also seeks to preserve heritage assets. Proposals which would result in the total demolition of listed buildings must include details of redevelopment and will only be approved in exceptional circumstances taking into account: the quality of the building and its contribution to the townscape; the structural condition of the building; the efforts made to retain the building in its current use or to find compatible alternative uses; and cost of repair and maintenance in relation to the importance of the building; and the merits of the proposals for redevelopment. Policy LE19 seeks to ensure that any new development proposals within and adjoining conservation areas preserve or enhance their character and appearance.
- 6.9 In October 2007, prior to the extension of the City Centre Conservation Area in 2009, a Conservation Area Appraisal was undertaken on the Carlisle Historic Core. The buildings subject of this application were not referenced in the detailed list of key historic assets within the City Centre Conservation Area.

- 6.10 When assessing this application against the relevant policies of the Development Plan a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings.
- 6.11 In such a context, it is evident that both of the buildings have previously been the subject of alterations, the majority of which have been undertaken using non-traditional materials i.e. concrete blocks/modern bricks, windows and doors. The roof of the Boiler House itself appears to have been raised by approximately 600mm with a roof covering of asbestos/concrete sheeting. The building, previously attached to a now demolished garage building, appears to have had its gable elevation repaired using modern bricks, structural cracks are also evident in this elevation. The Structural Survey undertaken in 2001 also highlights that *"the front walls bows outward slightly both horizontally and vertically. The brickwork is weathered and has been affected by frost damage"*.
- 6.12 During the course of the application, discussions have centred on the possible retention of these buildings and alternative uses. Documents produced by applicant's agent and a firm of chartered surveyors appear to indicate that all reasonable efforts have been made by the current owner of the properties to preserve the buildings and market them for alternative uses.
- 6.13 These documents include a chronology of events including details of repairs undertaken in 2006 to Platform One which involved repairs to the roof timbers together with a new slate roof. Evidence from the firm of chartered surveyors also outlines that marketing of the property has been undertaken since September 2010 with one enquiry received in October 2010. However, the party involved *"did not wish to pursue their interest due to the works required in order to put the property into a useable condition along with the lack of visible presence of the building due to it's 'back street' location"*.
- 6.14 In respect of the potential loss of these buildings, consultations have been undertaken with Cumbria County Council's Historic Environment Officer and the City Council's Heritage Officer. Upon receipt of additional written and photographic records, the County Council's Historic Environment Officer raises no objections to the proposal as very little historic fabric survives within the building.
- 6.15 The City Council's Heritage Officer does not consider that the proposal adequately addresses the concerns over the loss of the curtilage listed buildings to Collier Lane. The loss of both of these buildings will have a significant and detrimental effect both on the complex of buildings which form the listing and on the sense of enclosure afforded to this part of the conservation area by the presence of substantial two storey buildings. The impact of similar demolitions at several areas to the south of the application site has had a significant impact on the mews-like character of the lane.

- 6.16 As previously outlined in paragraph 6.10 above, a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings. The views of the Heritage Officer are respected; however, in this instance the documentation accompanying the application demonstrates that all avenues for the retention of the buildings have been adequately explored by the active marketing and repairs to the properties, especially in respect of Platform One. The buildings have also been materially altered using non-traditional materials and in the case of the Boiler House raising of the roof. The Structural Survey undertaken on the Boiler House by Patterson Heggie in November 2001 also highlights that the building *"has reached the end of its useful life ... with significant structural defects apparent"*.
- 6.17 Although the buildings are within the City Centre Conservation Area they are located to the rear of the more architecturally worthy buildings which front onto Court Square. As previously mentioned, the buildings are also not included within the heritage assets listed within the detailed Carlisle Historic Core Conservation Area Appraisal undertaken in October 2007.
- 6.18 Historically the appearance and character of Collier Lane would have been that of mews buildings i.e. tall buildings fronting directly onto the lane itself. In more recent years however, the character of Collier Lane has drastically changed due in part to redevelopment of Botchergate together with the deterioration and vandalism of the remaining frontage buildings which has warranted their demolition and alteration. In such a context, the mews character of Collier Lane has deteriorated; however, the proposed design by virtue of its detailing and height of the perimeter wall together with the storage building would afford an element of enclosure to Collier Lane when viewed from Court Square.
- 6.19 Accordingly, the loss of the buildings and the redevelopment of the space would not have a detrimental impact on the setting and character of the adjacent listed buildings or the conservation area.

## 2. The Impact Of The Proposed Development On The Occupiers of Neighbouring Properties

- 6.20 Policies CP6 and EC10 of the Local Plan seek to protect the living conditions of neighbouring residents from development which would create an unacceptable disturbance to neighbouring occupiers, recognising that uses could have the potential to create disturbance through anti-social behaviour and noise. Criterion 5 of Policy EC10 reiterates this by stating that opening hours will be imposed on development having regard to the surrounding uses, the character of the area and the possibility of disturbance to residential areas.
- 6.21 The proposal is located in close proximity to a number of other premises that are open into the early hours of the morning together with the adjacent Hallmark Hotel and its associated accommodation. In response a letter of objection has been received from a representative of the Hallmark Hotel

highlighting, amongst other issues, the proximity of the application site to the hotel and the potential for noise generation, should the application be approved. In order to ascertain the potential for the proposal to generate noise and disturbance, the City Council's Environmental Health Division and Cumbria Constabulary's Crime Prevention Officer have been consulted.

- 6.22 The Crime Prevention Officer has no objections whilst the Environmental Health Section has no objections subject to the imposition of two conditions which ensure that the terminal hour for the external area is no later than 2330 hours and that the playing of amplified music in the external area is not permitted. The views of the hotel representative are respected; however, given the city centre location of the hotel together with the imposition of the aforementioned conditions the proposal would not exacerbate the current situation to such an extent to warrant a refusal of the application.

### 3. The Impact Of The Proposal On Highway Safety

- 6.23 Concerns has also been raised by a representative of the Hallmark Hotel in respect of illegal parking and traffic congestion. Cumbria County Council as Highways Authority has been consulted and raise no highways/traffic objections subject to the imposition of informative's. In such a context, the proposal would not have a detrimental impact on highway safety.

### 4. Other Matters

- 6.24 Refuse collection and the presence of refuse bins on the pavement outside the premises were also raised by the Hallmark Hotel. This issue has been discussed with the applicant's agent who has explained that there is currently an informal arrangement between the applicant and other businesses with rear accesses onto Collier Lane to site their refuse bins outside his premises. However, should the proposal be approved this arrangement would cease as the area would be brought back into a more active use.

## Conclusion

- 6.25 In conclusion it has been demonstrated that the buildings have been already undergone substantial alterations and that no viable use of the buildings through appropriate marketing would enable the buildings conservation. Subject to the imposition of two conditions the proposal would not exacerbate the existing late night noise within the immediate vicinity to warrant a refusal of the application nor would it have a detrimental impact on highway safety.
- 6.26 Accordingly, Authority to Issue Approval is requested subject to no additional issues being raised in the consultation period.

## 7. Planning History

- 7.1 In 2006, Listed Building Consent was granted for internal alterations and roof repairs (application reference 06/0215).



- 7.2 Again in 2006, Listed Building Consent was granted for internal and external alterations and roof repairs (application reference 06/0724)
- 7.3 In 2011, applications for Listed Building Consent, Conservation Area Consent and Full Planning Permission were withdrawn for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house & construction of garage to provide additional secure off street parking (application references 11/1041, 11/1042 and 11/1047 respectively).
- 7.4 There are currently applications for Listed Building Consent and Conservation Area Consent pending for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house to provide secure storage building (revised application)(application reference 12/0099 and 12/0101).

## **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 8th February 2012;
  2. the Design and Access Statement received 8th February 2012;
  3. the Architectural Report received 10th February 2012;
  4. the letter from HTGL dated 9th March 2012 (reference DJL/JD/2014);
  5. the e-mail from Marie Boulton of Hyde Harrington sent 8th March at 11.29am;
  6. the premises as existing and as proposed received 12th March 2012 (Drawing Number 2014/01/B);
  7. the block plan received 8th February 2012 (Drawing Number 2014/02);
  8. the site location plan received 8th February 2012 (Drawing Number 2014/03);
  9. the Notice of Decision; and
  10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. Samples or full details of all materials including the security lights 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 works harmonise as closely as possible with the existing buildings within the vicinity and to ensure compliance with Policy LE14 and LE19 of the Carlisle District Local Plan 2001-2016.

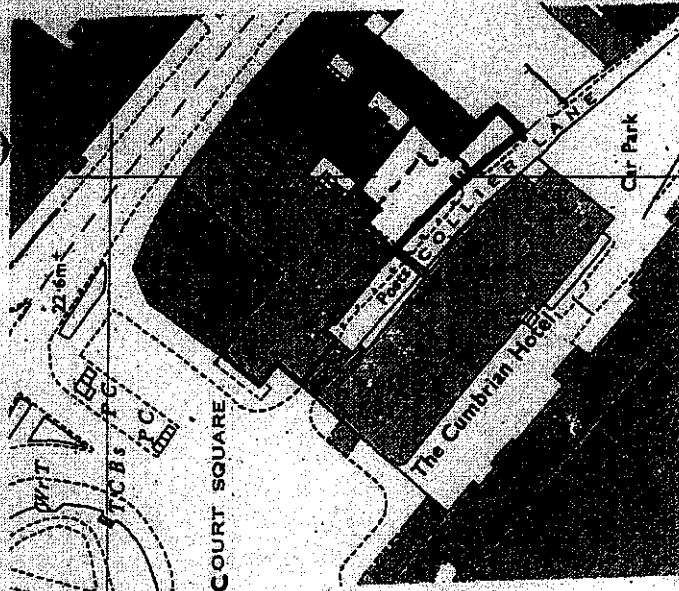
4. Other than members of staff when clearing up, no persons shall be permitted to be on any part of the external area subject to this application between the hours of 2330 hours and 0830 hours.

**Reason:** To prevent disturbance to nearby occupants in accordance with the objectives of Policy CP6 and Policy EC10 of the Carlisle District Local Plan 2001-2016.

5. No system of public address, loudspeaker system or amplified music shall be operated within the external area subject of the application.

**Reason:** To ensure that noise which may emanate from the development is compatible with the existing noise levels in the area and does not lead to undue disturbance to adjoining occupiers in accordance with Policy CP6 and Policy EC10 of the Carlisle District Local Plan 2001-2016.

---



RECEIVED  
8 FEB 2002  
12/0100

8 - FEB 2002



l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 816502

mail@htgl-demon.co.uk



Client:  
Lonsdale Leisure

Project:  
Former Platform 1, Collier Lane

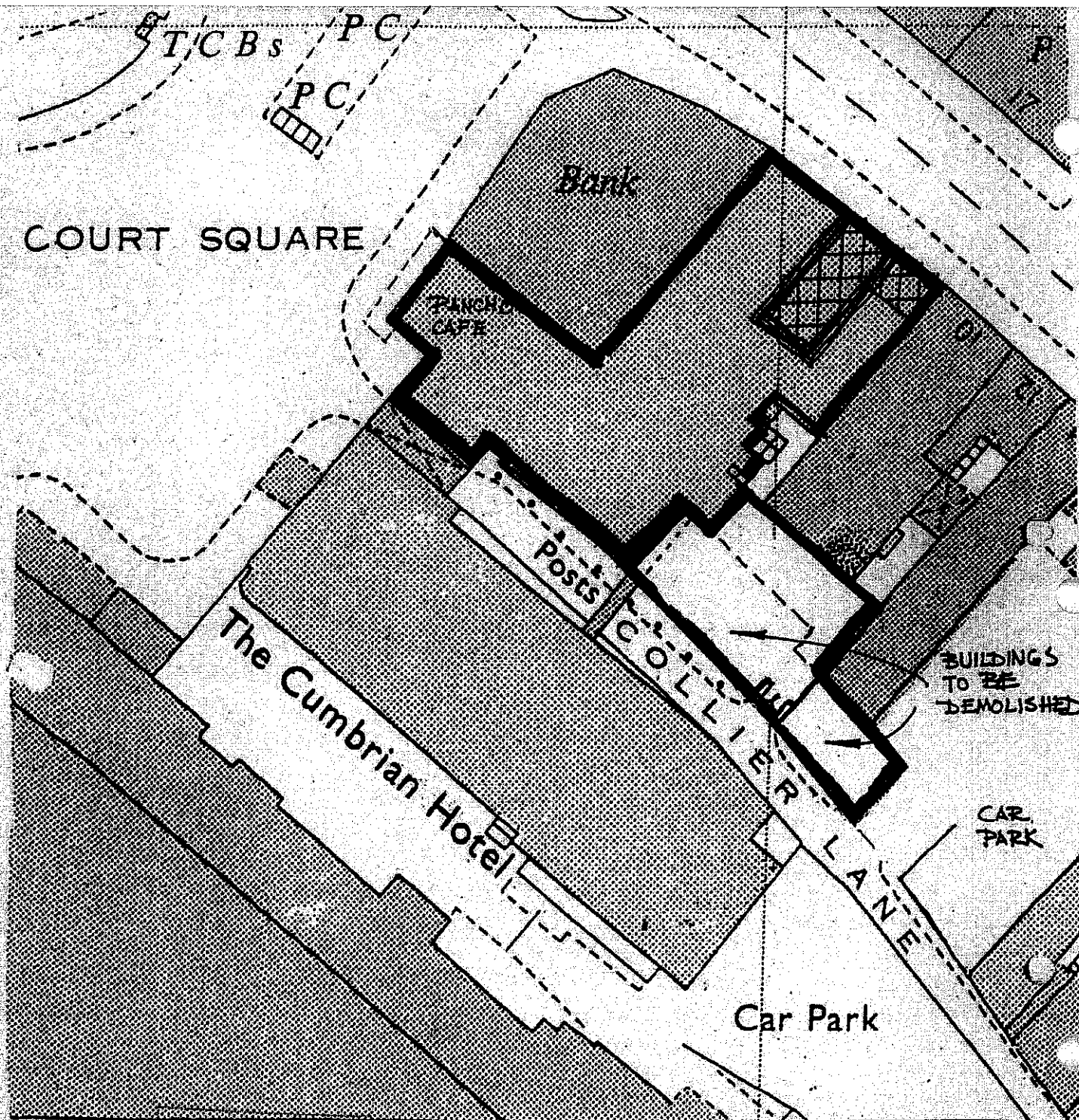
Title:  
Location Plan

Drawn: JEC

Date: 11/11

Scale: 1:1250

DRAWING No.  
2014/03



12/01/02  
8 - FEB 2002  
RECEIVED



**HTGCL**  
ARCHITECTS

l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521007

Fax: 01228 810502

mail@htgcl.demon.co.uk



Client:  
Lonsdale Leisure

Project:  
Former Platform 1, Collier Lane

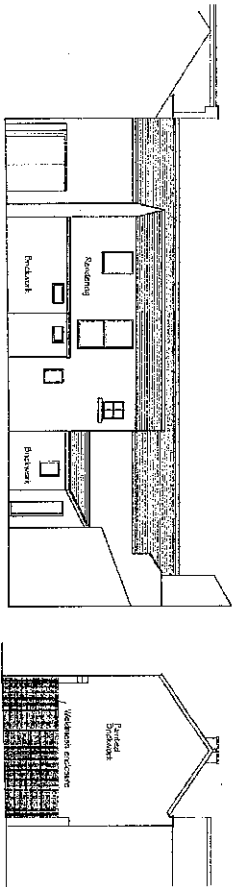
Title:  
Block Plan

Drawn: JEC

Date: 11/11

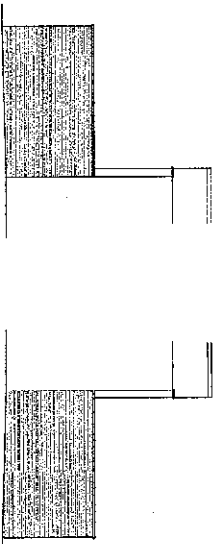
Scale: 1:500

DRAWING No.  
2014/02



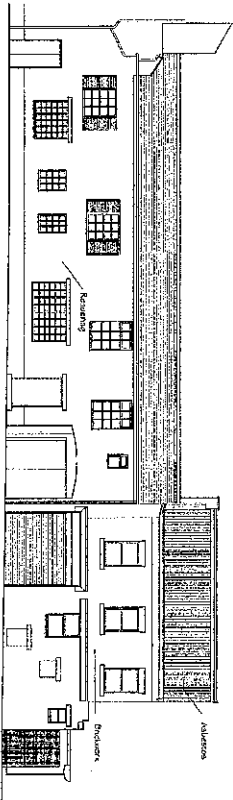
NW ELEVATION  
AS EXISTING

NE ELEVATION  
AS EXISTING  
(Car Park)

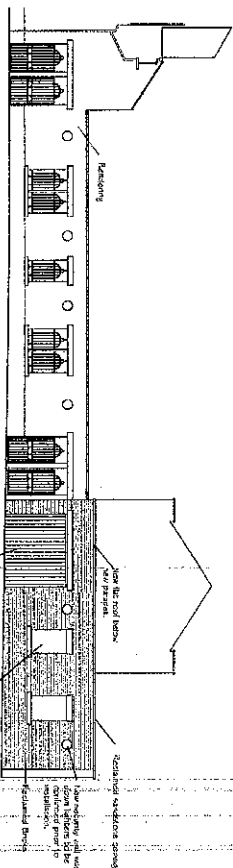


NE ELEVATION  
AS PROPOSED  
(Car Park)

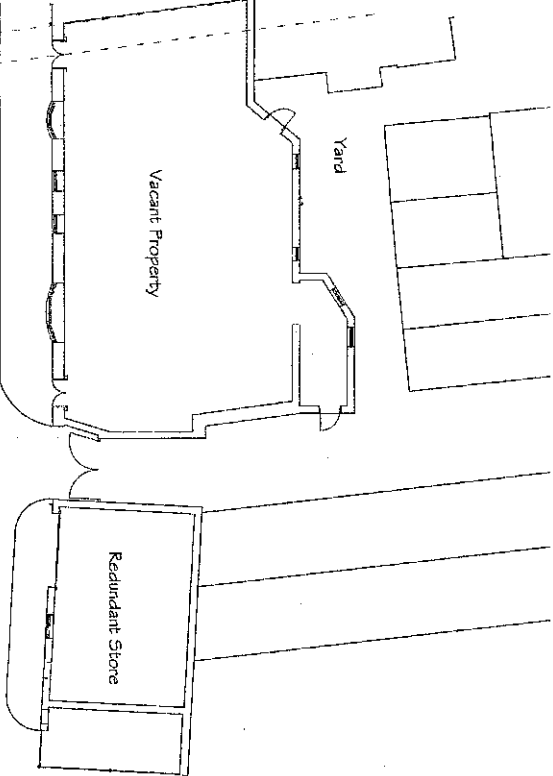
SW ELEVATION  
AS PROPOSED  
(Beer Garden)



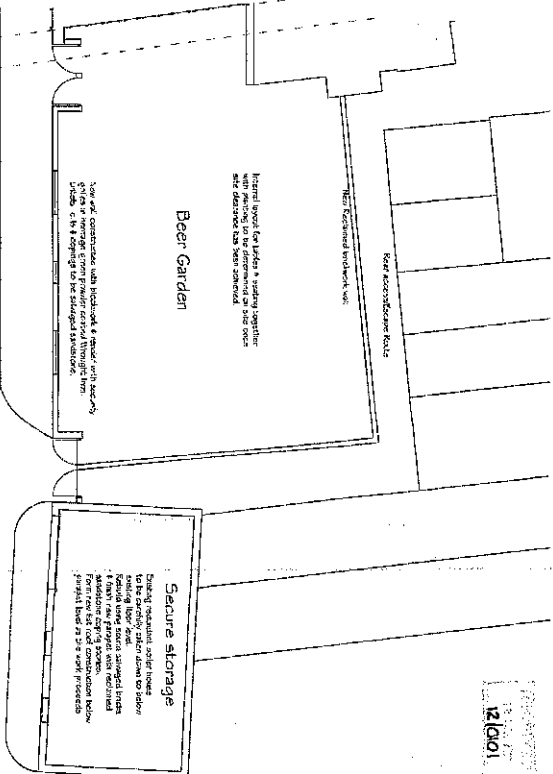
SE ELEVATION  
AS EXISTING  
(Collier Lane)



SE ELEVATION  
AS PROPOSED  
(Collier Lane)



SITE PLAN  
AS EXISTING



SITE PLAN  
AS PROPOSED

## SCHEDULE A: Applications with Recommendation

12/0099

Item No: 12

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0099

**Applicant:**  
G C Properties (Carlisle)  
Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
08/02/2012

**Agent:**  
HTGL Architects

**Ward:**  
Currock

**Location:**

Former Platform 1 & Boiler House, Collier Lane,  
Carlisle, CA1 1QX

**Proposal:** Demolition Of Former Platform 1 Night Club To Form Beer Garden;  
Demolition Of Redundant Former Boiler House To Provide Secure  
Storage Building (Revised Application) (LBC)

---

## REPORT

**Case Officer:** Barbara Percival

### 1. Recommendation

- 1.1 It is recommended that Authority to Issue Approval subject to no additional issues being raised during the consultation period.

### 2. Main Issues

- 2.1 Whether the Principle Of Development Is Acceptable.

### 3. Application Details

#### The Site

- 3.1 The application site is located at the northern end of Collier Lane close to its entrance onto Court Square. The larger of the two curtilage listed buildings subject of this application, Platform One, is a two storey vacant former nightclub finished in smooth painted render under a slate roof. Whilst the other building, the Boiler House, is a vacant two storey brick building with an asbestos/concrete sheet roof.
- 3.2 Platform One is attached to the rear ground floor elevation of 'Panchos' restaurant which has its frontage onto Court Square with accommodation

used by the adjacent hotel at first and second floor level. Immediately adjacent to The Boiler House is the car park serving the Hallmark Hotel with the rear elevation of the hotel facing both buildings on the opposite side of Collier Lane.

## **Background Information**

- 3.3 Evidence provided by the applicant's agent outlines that the premises along with several other properties in Court Square were purchased by the applicant in 2000. The report goes on to highlight that the buildings, subject of this application, were already then in a poor state of repair. In 2002, following consultation with the City Council's Assistant Conservation Officer and Principal Building Control Officer it was agreed that due to the dangerous condition of the Boiler House, its associated chimneystack and the adjacent hotel garage works warranted their demolition. This evidence is supported by a Structural Survey undertaken by Patterson Heggie and submitted to the City Council in November 2001.
- 3.4 To allow for cost control of the project, these works were intended to be undertaken in two phases. The first phase involved: the demolition of the chimneystack; stripping out of the boilers and asbestos; removal of the garage roof; and demolition of two storey building fronting onto Collier Lane (former garage building). Phase two was to include the demolition of the Boiler House itself; however, these works were never undertaken due to funds being required for urgent repair works to prevent further deterioration to the fabric of Platform One. These works involved internal and external alterations together with repairs to its roof timbers and a complete new roof covering (Listed Building Applications references 06/0215 and 06/0724).

## **The Proposal**

- 3.5 The application seeks the demolition of Platform One to form an enclosed beer garden with a secure storage building on the site of the Boiler House. The proposed beer garden would be enclosed along its Collier Lane frontage by a 3.3 metre high rendered wall with openings, secured by 'Heritage Green' powder coated wrought iron grilles. Wrought iron access gates would also be located either end of the perimeter wall affording emergency access from the beer garden and other commercial premises onto Collier Lane. The secure storage facility would be constructed from reclaimed bricks to a maximum height of 3.8 metres with mock window openings, in keeping with those on the adjacent boundary wall fronting the hotel car park. The flat roof of the building would be obscured from street level by a parapet topped with reclaimed sandstone copings which would continue along the perimeter wall of the proposed beer garden.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of six neighbouring properties and the posting of Site and Press Notices. In response, one letter of objection has been received.

4.2 The letter identifies the following issues:

1. potential of proposal to create increased noise and disturbance to guests of adjacent hotel.
2. traffic congestion.
3. exacerbate existing refuse collection problems.
4. increase late night pedestrian movements along Collier Lane.
5. loss of historical character.
6. proliferation of bars/beer gardens within the area.

**5. Summary of Consultation Responses**

Cumbria County Council - (Highway Authority): - no highways/traffic objections;

Local Environment - Environmental Protection (former Comm Env Services-Env Quality): - [\*Enter text.]

Planning - Access Officer: - no objections.

**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 Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the Development Plan until the provisions of the Localism Act are enacted. A separate Order is required to revoke the RSS; and until this take place the RSS remains part of the Development Plan. 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 Other material considerations include the recently published National Planning Policy Framework (NPPF) and the Carlisle Historic Core Conservation Area Appraisal (October 2007).
- 6.4 The relevant planning policies against which the application is required to be assessed are Policy EM1 of the RSS and Policies CP5 and LE14 of the Local Plan.
- 6.5 The proposal raises the following planning issues:
  1. Whether The Principle Of The Proposed Development Is Acceptable
- 6.6 Paragraph 133 of the NPPF outlines that *"where a proposed development will lead to substantial harm to or total loss of significance of a designated*



*heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.*

- 6.7 Policy EM1 of the RSS highlights that in respect of loss of any assets within the region's historic environment developers and/or Local Authorities should first avoid loss of the asset, then compensate for loss through offsetting actions.
  
- 6.8 Policy LE14 of the Local Plan also seeks to preserve heritage assets. Proposals which would result in the total demolition of listed buildings must include details of redevelopment and will only be approved in exceptional circumstances taking into account: the quality of the building and its contribution to the townscape; the structural condition of the building; the efforts made to retain the building in its current use or to find compatible alternative uses; and cost of repair and maintenance in relation to the importance of the building; and the merits of the proposals for redevelopment.
  
- 6.9 In October 2007, prior to the extension of the City Centre Conservation Area in 2009, a Conservation Area Appraisal was undertaken on the Carlisle Historic Core. The buildings subject of this application were not referenced in the detailed list of key historic assets within the City Centre Conservation Area.
  
- 6.10 When assessing this application against the relevant policies of the Development Plan a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings.
  
- 6.11 In such a context, it is evident that both of the buildings have previously been the subject of alterations, the majority of which have been undertaken using non-traditional materials i.e. concrete blocks/modern bricks, windows and doors. The roof of the Boiler House itself appears to have been raised by approximately 600mm with a roof covering of asbestos/concrete sheeting. The building, previously attached to a now demolished garage building, appears to have had its gable elevation repaired using modern bricks, structural cracks are also evident in this elevation. The Structural Survey undertaken in 2001 also highlights that *"the front walls bows outward slightly both horizontally and vertically. The brickwork is weathered and has been affected by frost damage"*.
  
- 6.12 During the course of the application, discussions have centred on the possible retention of these buildings and alternative uses. Documents

produced by applicant's agent and a firm of chartered surveyors appear to indicate that all reasonable efforts have been made by the current owner of the properties to preserve the buildings and market them for alternative uses.

- 6.13 These documents include a chronology of events including details of repairs undertaken in 2006 to Platform One which involved repairs to the roof timbers together with a new slate roof. Evidence from the firm of chartered surveyors also outlines that marketing of the property has been undertaken since September 2010 with one enquiry received in October 2010. However, the party involved *"did not wish to pursue their interest due to the works required in order to put the property into a useable condition along with the lack of visible presence of the building due to it's 'back street' location"*.
- 6.14 In respect of the potential loss of these buildings, consultations have been undertaken with Cumbria County Council's Historic Environment Officer and the City Council's Heritage Officer. Upon receipt of additional written and photographic records, the County Council's Historic Environment Officer raises no objections to the proposal as very little historic fabric survives within the building.
- 6.15 The City Council's Heritage Officer does not consider that the proposal adequately addresses the concerns over the loss of the curtilage listed buildings to Collier Lane. The loss of both of these buildings will have a significant and detrimental effect both on the complex of buildings which form the listing and on the sense of enclosure afforded to this part of the conservation area by the presence of substantial two storey buildings. The impact of similar demolitions at several areas to the south of the application site has had a significant impact on the mews-like character of the lane.
- 6.16 As previously outlined in paragraph 6.10 above, a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings. The views of the Heritage Officer are respected; however, in this instance the documentation accompanying the application demonstrates that all avenues for the retention of the buildings have been adequately explored by the active marketing and repairs to the properties, especially in respect of Platform One. The buildings, have also been materially altered using non-traditional materials and in the case of the Boiler House raising of the roof. The Structural Survey undertaken on the Boiler House by Patterson Heggie in November 2001 also highlights that the building *"has reached the end of its useful life ... with significant structural defects apparent"*.
- 6.17 Although the buildings are within the City Centre Conservation Area they are located to the rear of the more architecturally worthy buildings which front onto Court Square. As previously mentioned, the buildings are also not included within the heritage assets listed within the detailed Carlisle Historic Core Conservation Area Appraisal undertaken in October 2007.
- 6.18 Historically the appearance and character of Collier Lane would have been

that of mews buildings i.e. tall buildings fronting directly onto the lane itself. In more recent years however, the character of Collier Lane has drastically changed due in part of redevelopment of Botchergate together with the deterioration and vandalism of the remaining frontage buildings which has warranted their demolition and alteration. In such a context, the mews character of Collier Lane has deteriorated; however, the proposed design by virtue of its detailing and height of the perimeter wall together with the storage building would afford an element of enclosure to Collier Lane when viewed from Court Square.

- 6.19 Accordingly, the loss of the buildings and the redevelopment of the space would not have a detrimental impact on the setting and character of the remaining adjacent listed buildings.

## **Conclusion**

- 6.20 In conclusion it has been demonstrated that the buildings have been already undergone substantial alterations and that no viable use of the buildings through appropriate marketing would enable the buildings conservation.
- 6.21 Accordingly, Authority to Issue Approval is requested subject to no additional issues being raised in the consultation period.

## **7. Planning History**

- 7.1 In 2006, Listed Building Consent was granted for internal alterations and roof repairs (application reference 06/0215).
- 7.2 Again in 2006, Listed Building Consent was granted for internal and external alterations and roof repairs (application reference 06/0724)
- 7.3 In 2011, applications for Listed Building Consent, Conservation Area Consent and Full Planning Permission were withdrawn for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house & construction of garage to provide additional secure off street parking (application references 11/1041, 11/1042 and 11/1047 respectively).
- 7.4 There are currently applications for Full Planning Permission and Conservation Area Consent pending for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house to provide secure storage building (revised application)(application reference 12/0100 and 12/0101).

## **8. Recommendation: Grant Permission**

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

**Reason:** In accordance with the provisions of Section 18 of the Planning

(Listed Building and Conservation Areas) Act 1990.

2. The approved documents for this Listed Building Consent comprise:
1. the submitted planning application form received 8th February 2012;
  2. the Design and Access Statement received 8th February 2012;
  3. the Architectural Report received 10th February 2012;
  4. the letter from HTGL dated 9th March 2012 (reference DJL/JD/2014);
  5. the e-mail from Marie Boulton of Hyde Harrington sent 8th March at 11.29am;
  6. the premises as existing and as proposed received 12th March 2012 (Drawing Number 2014/01/B);
  7. the block plan received 8th February 2012 (Drawing Number 2014/02);
  8. the site location plan received 8th February 2012 (Drawing Number 2014/03);
  9. the Notice of Decision; and
  10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. Samples or full details of all materials including the security lights 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 works harmonise as closely as possible with the existing buildings within the vicinity and to ensure compliance with Policy LE14 of the Carlisle District Local Plan 2001-2016.

---



**HTGL**  
ARCHITECTS

l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 618582

mail@htgl.demon.co.uk



Client:  
Lonsdale Leisure

Project:  
Former Platform 1, Collier Lane

Title:  
Location Plan

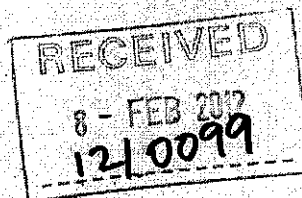
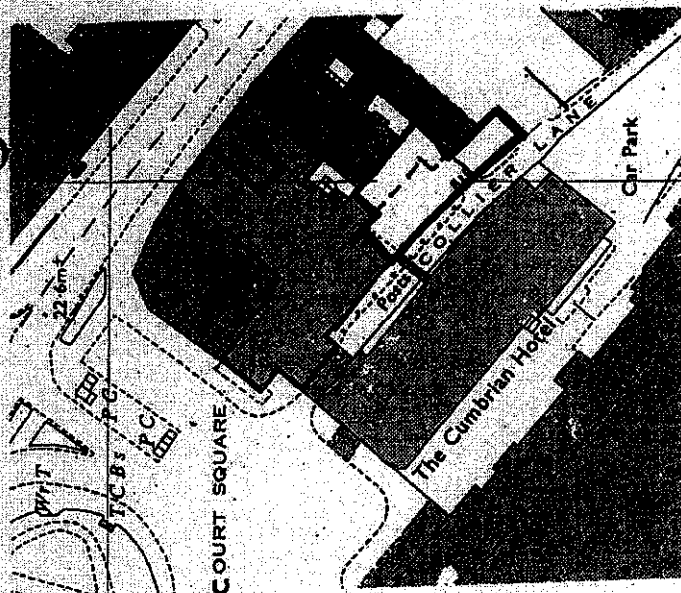
Drawn: JEC

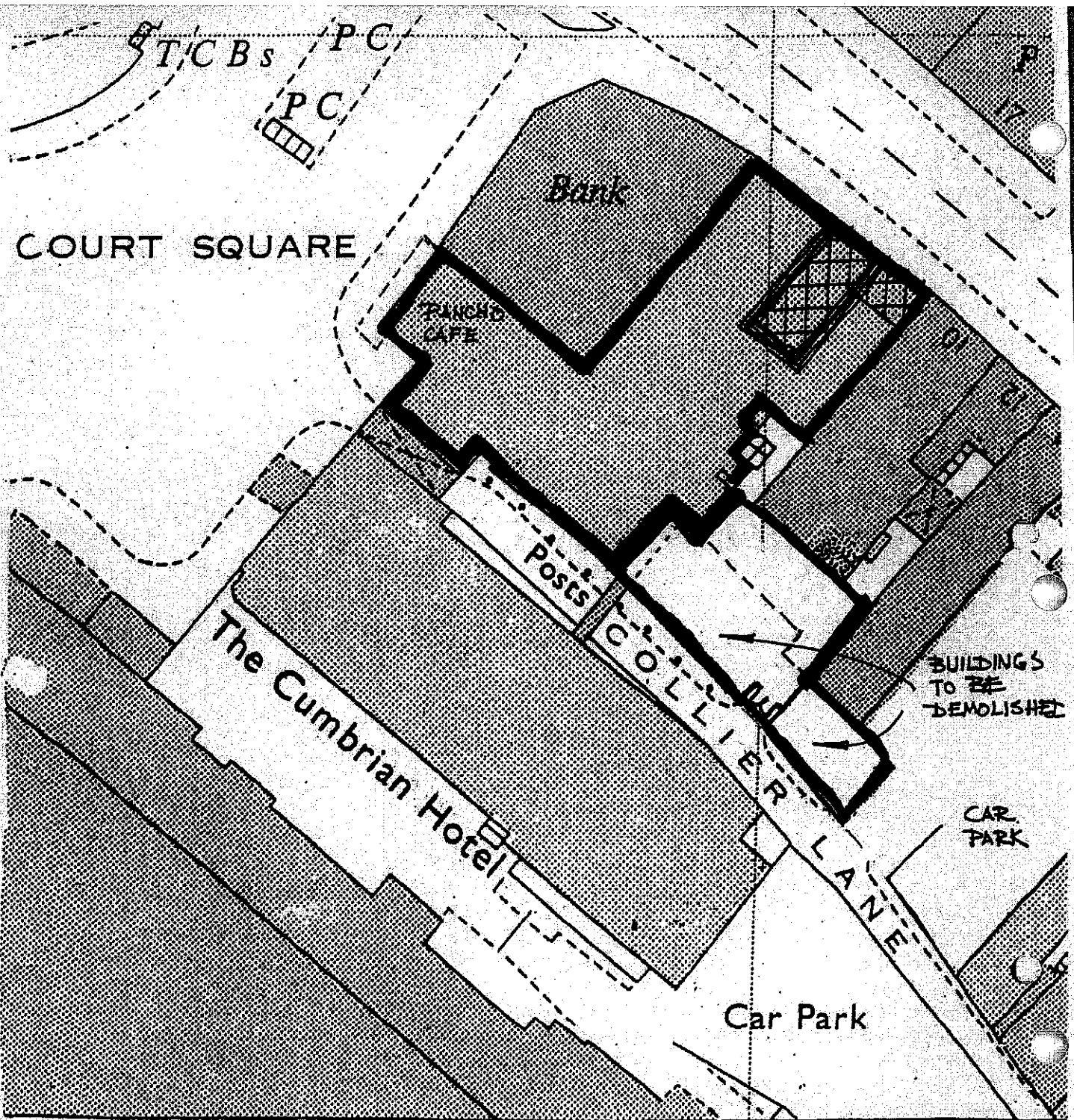
Date: 11/11

Scale: 1:1250

DRAWING No.

2014/03





RECEIVED  
8 - FEB 2012  
12/0099

Client:  
Lonsdale Leisure

Project:  
Former Platform 1, Collier Lane

Title:  
Block Plan

Drawn: JEC

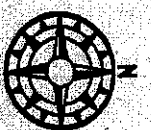
Date: 1/1/11

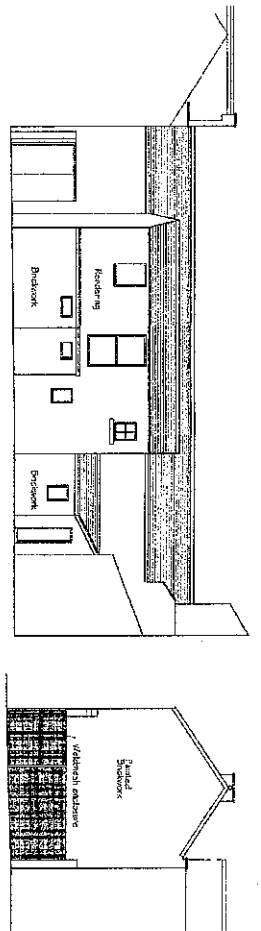
Scale: 1:500

DRAWING No.  
2014/02



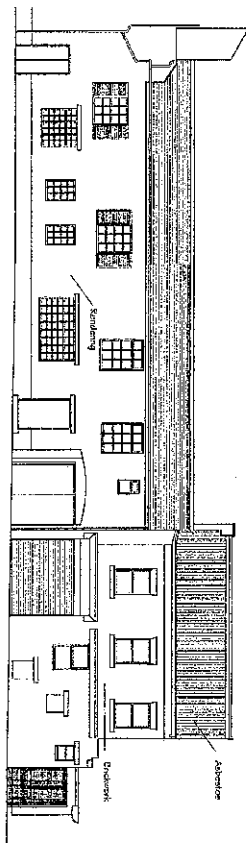
HTGL  
ARCHITECTS  
11 m i t e d  
15 Brunwick Street  
Carlisle CA1 1PB  
Tel: 01228 521887  
Fax: 01228 616582  
mail@htgl.demon.co.uk



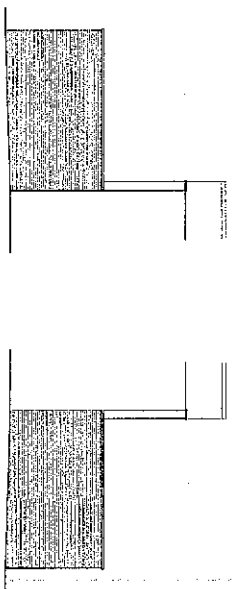


NW ELEVATION  
AS EXISTING

NE ELEVATION  
AS EXISTING  
(Car Park)

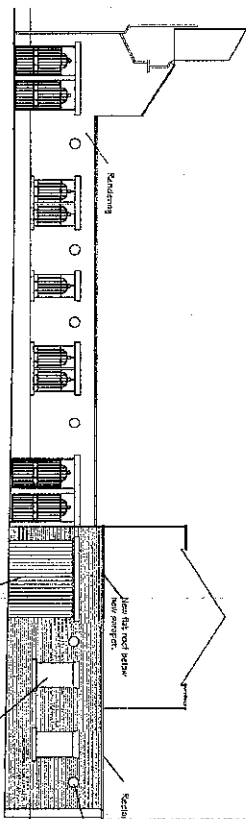


SE ELEVATION  
AS EXISTING  
(Collier Lane)

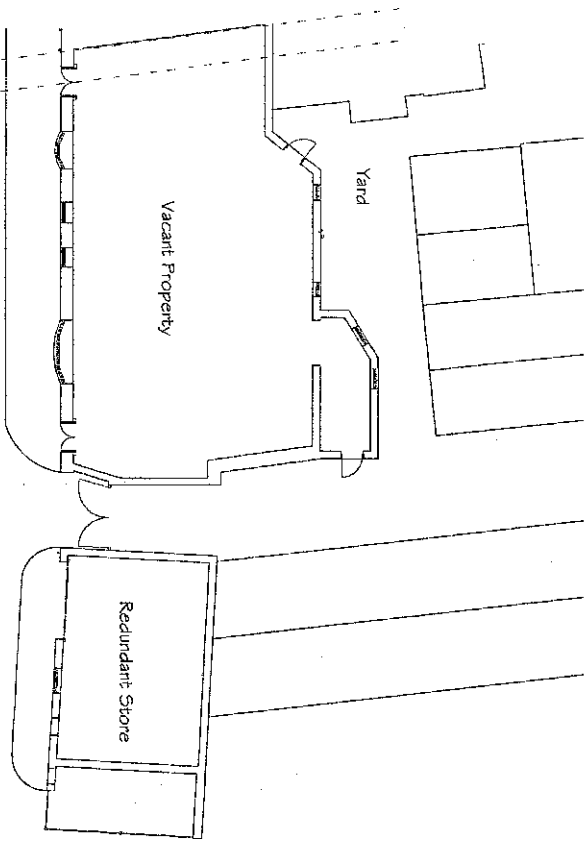


NE ELEVATION  
AS PROPOSED  
(Car Park)

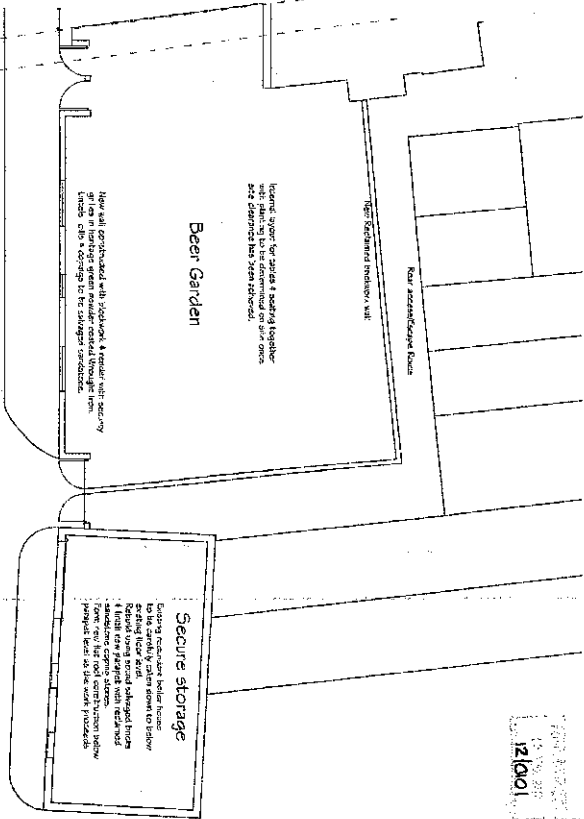
SW ELEVATION  
AS PROPOSED  
(Beer Garden)



SE ELEVATION  
AS PROPOSED  
(Collier Lane)



SITE PLAN  
AS EXISTING



SITE PLAN  
AS PROPOSED

## SCHEDULE A: Applications with Recommendation

12/0101

Item No: 13

Date of Committee: 20/04/2012

**Appn Ref No:**  
12/0101

**Applicant:**  
G C Properties (Carlisle)  
Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
08/02/2012

**Agent:**  
HTGL Architects

**Ward:**  
Currock

**Location:**

Former Platform 1 & Boiler House, Collier Lane,  
Carlisle, CA1 1QX

**Proposal:** Demolition Of Former Platform 1 Night Club And Redundant Former  
Boiler House (Conservation Area Consent) (Revised Application)

---

### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

- 1.1 It is recommended that Authority to Issue Approval subject to no additional issues being raised during the consultation period.

#### 2. Main Issues

- 2.1 Whether the Principle Of Development Is Acceptable.

#### 3. Application Details

##### The Site

- 3.1 The application site is located at the northern end of Collier Lane close to its entrance onto Court Square. The larger of the two curtilage listed buildings subject of this application, Platform One, is a two storey vacant former nightclub finished in smooth painted render under a slate roof. Whilst the other building, the Boiler House, is a vacant two storey brick building with an asbestos/concrete sheet roof.
- 3.2 Platform One is attached to the rear ground floor elevation of 'Panchos' restaurant which has its frontage onto Court Square with accommodation used by the adjacent hotel at first and second floor level. Immediately



adjacent to The Boiler House is the car park serving the Hallmark Hotel with the rear elevation of the hotel facing both buildings on the opposite side of Collier Lane.

## **Background Information**

- 3.3 Evidence provided by the applicant's agent outlines that the premises along with several other properties in Court Square were purchased by the applicant in 2000. The report goes on to highlight that the buildings, subject of this application, were already then in a poor state of repair. In 2002, following consultation with the City Council's Assistant Conservation Officer and Principal Building Control Officer it was agreed that due to the dangerous condition of the Boiler House, its associated chimneystack and the adjacent hotel garage works warranted their demolition. This evidence is supported by a Structural Survey undertaken by Patterson Heggie and submitted to the City Council in November 2001.
- 3.4 To allow for cost control of the project, these works were intended to be undertaken in two phases. The first phase involved: the demolition of the chimneystack; stripping out of the boilers and asbestos; removal of the garage roof; and demolition of two storey building fronting onto Collier Lane (former garage building). Phase two was to include the demolition of the Boiler House itself; however, these works were never undertaken due to funds being required for urgent repair works to prevent further deterioration to the fabric of Platform One. These works involved internal and external alterations together with repairs to its roof timbers and a complete new roof covering (Listed Building Applications references 06/0215 and 06/0724).

## **The Proposal**

- 3.5 The application seeks the demolition of Platform One to form an enclosed beer garden with a secure storage building on the site of the Boiler House. The proposed beer garden would be enclosed along its Collier Lane frontage by a 3.3 metre high rendered wall with openings, secured by 'Heritage Green' powder coated wrought iron grilles. Wrought iron access gates would also be located either end of the perimeter wall affording emergency access from the beer garden and other commercial premises onto Collier Lane. The secure storage facility would be constructed from reclaimed bricks to a maximum height of 3.8 metres with mock window openings, in keeping with those on the adjacent boundary wall fronting the hotel car park. The flat roof of the building would be obscured from street level by a parapet topped with reclaimed sandstone copings which would continue along the perimeter wall of the proposed beer garden.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of six neighbouring properties and the posting of Site and Press Notices. In response, one letter of objection has been received.

4.2 The letter identifies the following issues:

1. potential of proposal to create increased noise and disturbance to guests of adjacent hotel.
2. traffic congestion.
3. exacerbate existing refuse collection problems.
4. increase late night pedestrian movements along Collier Lane.
5. loss of historical character.
6. proliferation of bars/beer gardens within the area.

**5. Summary of Consultation Responses**

Planning - Access Officer: - no objections.

**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 Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the Development Plan until the provisions of the Localism Act are enacted. A separate Order is required to revoke the RSS; and until this take place the RSS remains part of the Development Plan. 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 Other material considerations include the recently published National Planning Policy Framework (NPPF) and the Carlisle Historic Core Conservation Area Appraisal (October 2007).
- 6.4 The relevant planning policies against which the application is required to be assessed are Policy EM1 of the RSS and Policies CP5 and LE19 of the Local Plan.
- 6.5 The proposal raises the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable
- 6.6 Paragraph 133 of the NPPF outlines that *"where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in*

*the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.*

- 6.7 Policy EM1 of the RSS highlights that in respect of loss of any assets within the region's historic environment developers and/or Local Authorities should first avoid loss of the asset, then compensate for loss through offsetting actions.
- 6.8 Policy LE19 seeks to ensure that any new development proposals within and adjoining conservation areas preserve or enhance their character and appearance. Any new development or alterations to existing buildings should harmonise with their surroundings and be in sympathy with the setting, scale, density and physical characteristics of conservation areas, and protect important viewed into or out of such areas.
- 6.9 In October 2007, prior to the extension of the City Centre Conservation Area in 2009, a Conservation Area Appraisal was undertaken on the Carlisle Historic Core. The buildings subject of this application were not referenced in the detailed list of key historic assets within the City Centre Conservation Area.
- 6.10 When assessing this application against the relevant policies of the Development Plan a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings.
- 6.11 In such a context, it is evident that both of the buildings have previously been the subject of alterations, the majority of which have been undertaken using non-traditional materials i.e. concrete blocks/modern bricks, windows and doors. The roof of the Boiler House itself appears to have been raised by approximately 600mm with a roof covering of asbestos/concrete sheeting. The building, previously attached to a now demolished garage building, appears to have had its gable elevation repaired using modern bricks, structural cracks are also evident in this elevation. The Structural Survey undertaken in 2001 also highlights that *"the front walls bows outward slightly both horizontally and vertically. The brickwork is weathered and has been affected by frost damage"*.
- 6.12 During the course of the application, discussions have centred on the possible retention of these buildings and alternative uses. Documents produced by applicant's agent and a firm of chartered surveyors appear to indicate that all reasonable efforts have been made by the current owner of the properties to preserve the buildings and market them for alternative uses.
- 6.13 These documents include a chronology of events including details of repairs undertaken in 2006 to Platform One which involved repairs to the roof timbers together with a new slate roof. Evidence from the firm of chartered surveyors

also outlines that marketing of the property has been undertaken since September 2010 with one enquiry received in October 2010. However, the party involved *"did not wish to pursue their interest due to the works required in order to put the property into a useable condition along with the lack of visible presence of the building due to it's 'back street' location"*.

- 6.14 In respect of the potential loss of these buildings, consultations have been undertaken with Cumbria County Council's Historic Environment Officer and the City Council's Heritage Officer. Upon receipt of additional written and photographic records, the County Council's Historic Environment Officer raises no objections to the proposal as very little historic fabric survives within the building.
- 6.15 The City Council's Heritage Officer does not consider that the proposal adequately addresses the concerns over the loss of the curtilage listed buildings to Collier Lane. The loss of both of these buildings will have a significant and detrimental effect both on the complex of buildings which form the listing and on the sense of enclosure afforded to this part of the conservation area by the presence of substantial two storey buildings. The impact of similar demolitions at several areas to the south of the application site has had a significant impact on the mews-like character of the lane.
- 6.16 As previously outlined in paragraph 6.10 above, a judgement has to be made whether clear and convincing evidence has been provided to justify the demolition of the heritage assets and ensure that all reasonable efforts have been made to sustain the existing use or find viable new uses for the buildings. The views of the Heritage Officer are respected; however, in this instance the documentation accompanying the application demonstrates that all avenues for the retention of the buildings have been adequately explored by the active marketing and repairs to the properties, especially in respect of Platform One. The buildings, have also been materially altered using non-traditional materials and in the case of the Boiler House raising of the roof. The Structural Survey undertaken on the Boiler House by Patterson Heggie in November 2001 also highlights that the building *"has reached the end of its useful life ... with significant structural defects apparent"*.
- 6.17 Although the buildings are within the City Centre Conservation Area they are located to the rear of the more architecturally worthy buildings which front onto Court Square. As previously mentioned, the buildings are also not included within the heritage assets listed within the detailed Carlisle Historic Core Conservation Area Appraisal undertaken in October 2007.
- 6.18 Historically the appearance and character of Collier Lane would have been that of mews buildings i.e. tall buildings fronting directly onto the lane itself. In more recent years however, the character of Collier Lane has drastically changed due in part of redevelopment of Botchergate together with the deterioration and vandalism of the remaining frontage buildings which has warranted their demolition and alteration. In such a context, the mews character of Collier Lane has deteriorated; however, the proposed design by virtue of its detailing and height of the perimeter wall together with the storage building would afford an element of enclosure to Collier Lane when viewed

from Court Square.

- 6.19 Accordingly, the loss of the buildings and the redevelopment of the space would not have a detrimental impact on the setting and character of the City Centre Conservation Area.

## **Conclusion**

- 6.20 In conclusion it has been demonstrated that the buildings have been already undergone substantial alterations and that no viable use of the buildings through appropriate marketing would enable the buildings conservation.
- 6.21 Accordingly, Authority to Issue Approval is requested subject to no additional issues being raised in the consultation period.

## **7. Planning History**

- 7.1 In 2006, Listed Building Consent was granted for internal alterations and roof repairs (application reference 06/0215).
- 7.2 Again in 2006, Listed Building Consent was granted for internal and external alterations and roof repairs (application reference 06/0724)
- 7.3 In 2011, applications for Listed Building Consent, Conservation Area Consent and Full Planning Permission were withdrawn for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house & construction of garage to provide additional secure off street parking (application references 11/1041, 11/1042 and 11/1047 respectively).
- 7.4 There are currently applications for Full Planning Permission and Listed Building Consent pending for demolition of former platform 1 night club to form beer garden & demolition of redundant boiler house to provide secure storage building (revised application)(application reference 12/0100 and 12/0099).

## **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 Conservation Area Consent comprise:
1. the submitted planning application form received 8th February 2012;
  2. the Design and Access Statement received 8th February 2012;
  3. the Architectural Report received 10th February 2012;

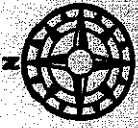
4. the letter from HTGL dated 9th March 2012 (reference DJL/JD/2014);
5. the e-mail from Marie Boulton of Hyde Harrington sent 8th March at 11.29am;
6. the premises as existing and as proposed received 12th March 2012 (Drawing Number 2014/01/B);
7. the block plan received 8th February 2012 (Drawing Number 2014/02);
8. the site location plan received 8th February 2012 (Drawing Number 2014/03);
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. The buildings shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**Reason:** To safeguard against premature demolition in accordance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

---



**HTGL**  
ARCHITECTS

l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 518582

mail@htgl-demon.co.uk



Client:  
Lonsdale Leisure

Project:  
Former Platform 1, Collier Lane

Title:  
Location Plan

Drawn: JEC

Date: 11/11

Scale: 1:1250

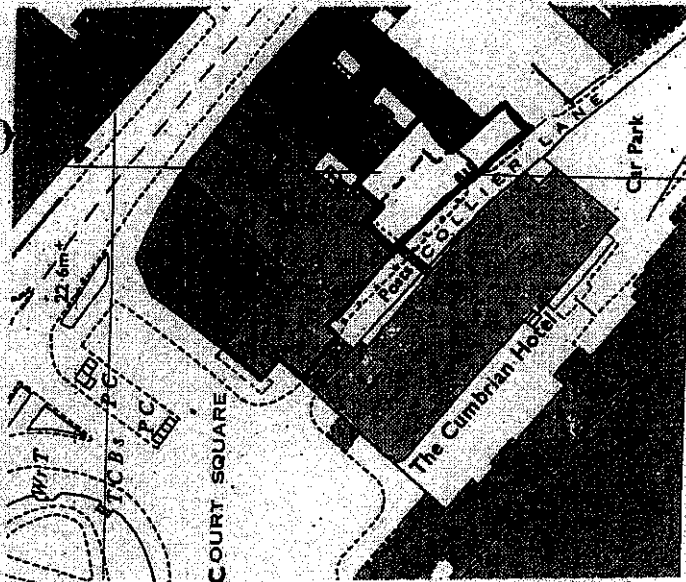
DRAWING No.

2014/03

RECEIVED

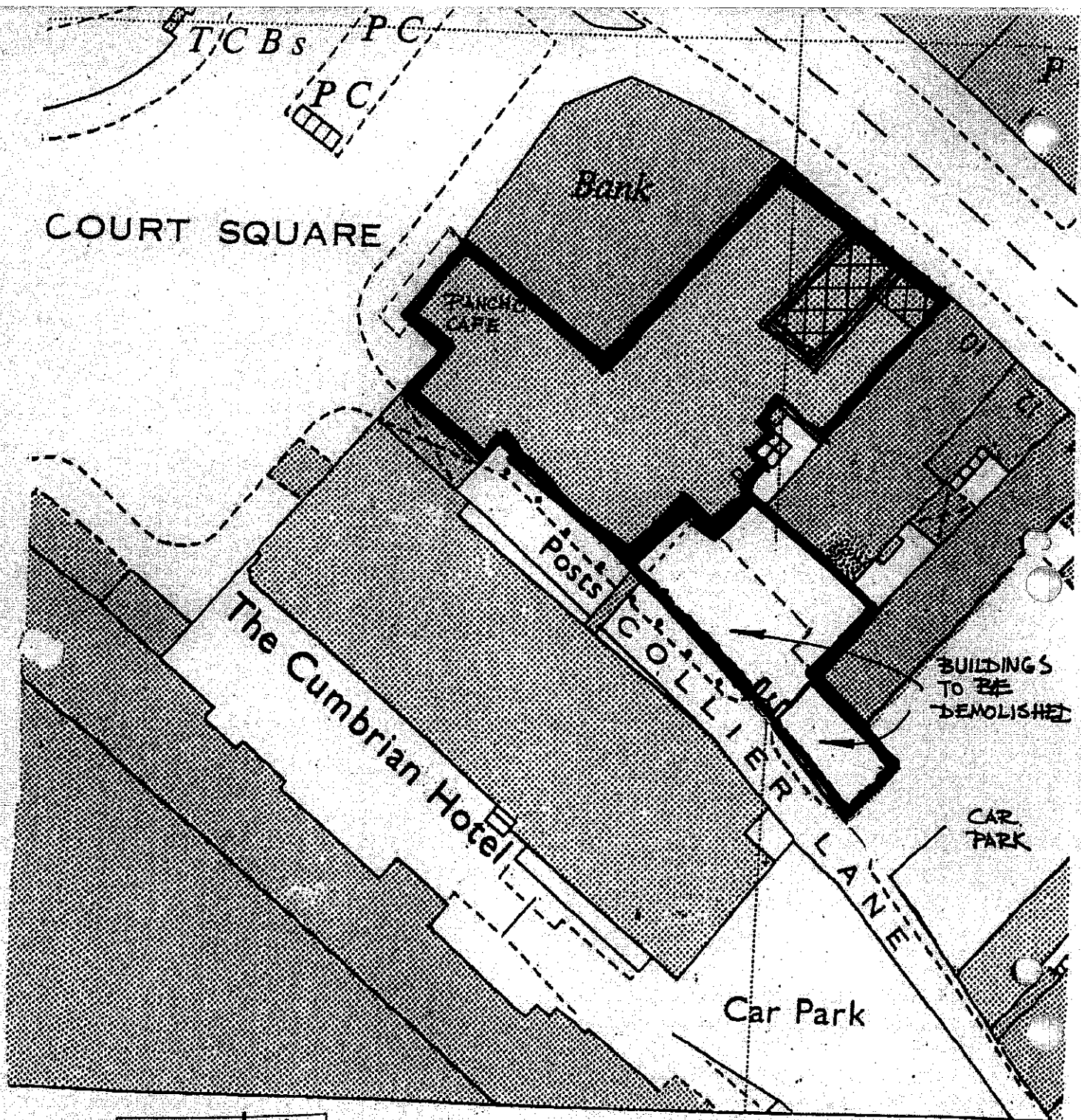
8 - FEB 2012

12/01/01



RECEIVED

8 - FEB 2012



RECEIVED  
8 FEB 2012  
12/0101



**HTGL**  
ARCHITECTS

l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521687

Fax: 01228 810582

mail@htgl-demon.co.uk



Client:  
Lordsdale Leisure

Project:  
Former Platform 1, Collier Lane

Title:  
Block Plan

Drawn: JEC

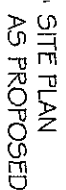
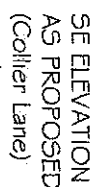
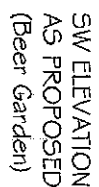
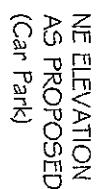
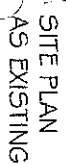
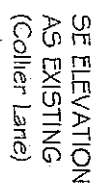
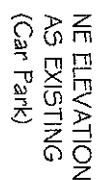
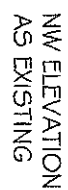
Date: 11/11

Scale: 1:500

DRAWING No.

2014/02





SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

## SCHEDULE C: Applications Determined by Other Authorities

---

**Item No: 14**

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/9001

**Applicant:**

United Utilities

**Parish:**

Burgh-by-Sands

**Date of Receipt:**

30/01/2012

**Agent:**

Planning & Sustainability

**Ward:**

Burgh

**Location:**

Opposite The Gables, Monkhill Road, Moorhouse,  
Carlisle

**Grid Reference:**

333287 556837

**Proposal:** Removal Of 4 Metres Of Hedgerow And Repositioning Of An Existing  
Motor Control Kiosk

**Amendment:**

### REPORT

**Case Officer:** Barbara Percival

### City Council Observations on the Proposal:

**Decision:** City Council Observation - Raise Objection(s)

**Date:** 05/03/2012

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 06/03/2012

A copy of the Notice of the decision of the Determining Authority is printed following the report.

---

**CUMBRIA COUNTY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

**NOTICE OF PLANNING CONSENT**

To: United Utilities Water Plc  
Clearwater 4  
Lingley Green Avenue  
Great Sankey  
Warrington

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 19 January 2012.

**viz: Removal of 4metres of hedgerow and repositioning of an existing motor control kiosk.**

**Opposite The Gables, Monkhill Road, Moorhouse, Carlisle**

Subject to due compliance with the following conditions:

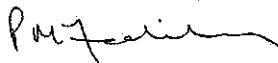
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

- 2 The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
  - a. The submitted Application Form - dated 17 January 2012
  - b. The Design and Access Statement
  - c. Plan numbered : - 80012295/01/6001, Revision P5, dated 12/01/2012
  - d. This Decision Notice

*Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.*

Dated the 6 March 2012



.....  
Signed: Paul Feehily  
Assistant Director - Planning & Sustainability, Environment Directorate  
on behalf of Cumbria County Council.

**NOTE**

-- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.

**CUMBRIA COUNTY COUNCIL**

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

**SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION**

1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. The key development plan policy that was taken into account by the County Council before granting permission was as follows:

**Cumbria Minerals and Waste Development Framework (CMWDF)**  
**Generic Development Control Policies 2009-2020**

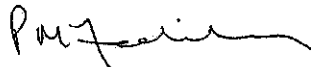
**Policy DC 4. – Criteria for Waste Management Facilities**

Waste management facilities that accord with Core Strategy Policies 2, 8 and 9, and which do not have adverse environmental impacts, will be permitted if they conform to the locational and other criteria below.

- a. Proposals for scrapyards, vehicle dismantlers, materials recovery facilities, or transfer and storage facilities to facilitate materials re-use and recycling, including household waste recycling centres, will be permitted on existing or planned industrial estates or at existing waste management sites,
- b. Developments of facilities involving processing, storage or transfer of non-inert waste in proximity to housing, business uses, or other sensitive industries will only be permitted if enclosed within a building, and adverse emissions controlled through appropriate and well managed equipment,
- c. Facilities for physical, chemical or biological treatments of waste will be permitted if they reduce the potential of waste to pollute the environment; and are:
  - i. on industrial estates, or
  - ii. at non-inert landfill sites where they are needed for pre-treatment, or for treatment of leachate, and will not prejudice good operational standards or the restoration scheme,
- d. Open windrow green waste composting will be permitted, where adequate stand-off distances can be established to safeguard other land uses from odours and emissions, and development is on:
  - i. farms or open countryside locations, or
  - ii. isolated industrial estates or waste management sites,
- e. Other facilities for composting waste will only be permitted where odours and emissions to atmosphere are controlled by effective enclosure and other techniques,
- f. Wastewater treatment facilities will be permitted in appropriate locations if proposals have minimised any adverse environmental impacts,
- g. In considering energy from waste proposals preference will be given to combined heat and power providers. Proposals located on an industrial site or premises where the waste arises or heat can be used will be favoured,
- h. Proposals for recycling facilities for construction and demolition waste, mineral and other wastes will be permitted at active quarries and landfill sites, and on suitable industrial estates. Proposals for facilities for periods longer than the active life of a quarry or landfill will require to be justified as sustainable development.

3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 6 March 2012



.....  
Signed: Paul Feehily  
Assistant Director - Planning & Sustainability, Environment Directorate  
on behalf of Cumbria County Council.

---

#### **APPENDIX TO NOTIFICATION OF PLANNING DECISION**

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.

## NOTES IN RESPECT OF APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities & Local Government under Section 78 of the Town and Country Planning Act 1990. Please note, only the applicant possesses the right of appeal.
- If you want to appeal, then you must do so within six months of the date of the notice of decision, using the appropriate form. The types of appeal form available are: Planning Appeal Form; Householder Planning Appeal Form; Listed Building Consent or Conservation Area Consent Appeal Form; or Certificate of Lawful Use or Development Appeal Form. These forms can be obtained from the Planning Inspectorate by contacting them at their Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN (Telephone: 0117 372 6372). If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.



SCHEDULE D

SCHEDULE D

## SCHEDULE D: Reports on Previously Deferred Decisions

---

**Item No: 15**

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

11/0818

**Applicant:**

Two Castles Housing  
Association

**Parish:**

Wetheral

**Date of Receipt:**

16/09/2011 16:02:28

**Agent:**

HMH Architects

**Ward:**

Wetheral

**Location:**

Land adj The Sheiling & Meadow View, School  
Road, Cumwhinton

**Grid Reference:**

345240 552759

**Proposal:** Erection Of 8no. Dwellings For Affordable Rent With Associated Parking  
And Landscaping Comprising: 4No. 2 Bed Bungalows And 4No. 3 Bed  
Houses Together With New Access Road

**Amendment:**

### REPORT

**Case Officer:** Richard Maunsell

#### Details of Deferral:

Members will recall at Committee meeting held on 16th November 2011 that authority was given to the Director (Economic Development) to issue approval subject to:

1. the completion of a S106 Agreement to ensure that the properties remain for affordable rent in perpetuity; and
2. a financial contribution of £3000 to be used by the Parish Council towards the provision of children's playing facilities within the village.

Members also authorised the Director (Economic Development) to consider whether the request made by the County Council in respect of funding towards education infrastructure is reasonable and, if appropriate, incorporate the provision of that funding within the S106 agreement.

These matters have been completed and the approval issued on 29th March 2012.

**Decision:** Granted Subject to Legal Agreement

**Date:** 29/03/2012

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

## SCHEDULE D: Reports on Previously Deferred Decisions

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 Planning Application Form received 19th September 2011;
  2. the Site Location Plan received 19th September 2011 (Drawing no. 3856 L-01);
  3. the Proposed Site Layout received 28th September 2011 (Drawing no. SK101 Rev G);
  4. the Site Survey received 19th September 2011 (Drawing no. SU01);
  5. the House Plans and Elevations received 19th September 2011 (Drawing no. SK201 Rev C);
  6. the Bungalow Plan and Elevations received 19th September 2011 (Drawing no. SK202 Rev B);
  7. the Contextual Elevations received 28th September 2011 (Drawing no. SK103 Rev D);
  8. the Proposed Hard Landscaping received 28th September 2011 (Drawing no. SK102 Rev B);
  9. the Planning Policy Statement received 19th September 2011;
  10. the Design and Access Statement received 19th September 2011;
  11. the Arboricultural Impact Assessment received 19th September 2011;
  12. the Geo-Environmental Investigation received 19th September 2011;
  13. the Variable Head Permeability Test received 19th September 2011;
  14. Ecology Report received 19th September 2011;
  15. Report on Flood Risk Assessment and Drainage Investigations received 19th September 2011;
  16. the Addendum to Geo-Environmental Investigation received 19th September 2011;
  17. the Notice of Decision; and
  18. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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

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

3. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved in writing by the Local Planning Authority before any site works commence. The

## SCHEDULE D: Reports on Previously Deferred Decisions

development shall be undertaken in accordance with the approved details.

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

4. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

5. No development shall take place until full details of the proposed soft landscape works, 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 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around those hedges to be retained in accordance with a scheme that has been submitted to and agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

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

7. No development shall commence until a method statement for any work within the root protection area of those hedges to be retained has been submitted to

## SCHEDULE D: Reports on Previously Deferred Decisions

and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

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

8. Following completion of construction works and removal of site machinery and materials, protective fencing may be dismantled to permit ground preparation and cultivation works, if required, adjacent to the hedges. Any such ground preparation and cultivation works shall be carried out by hand, taking care not to damage any roots encountered.

**Reason:** To protect the hedges during development works in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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

**Reason:** To protect nesting birds in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

11. 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 in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. 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

## SCHEDULE D: Reports on Previously Deferred Decisions

unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy LE29 of the Carlisle District Local Plan 2001-2016.

12. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological excavation in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Reason:** To afford reasonable opportunity for the examination and recoding of the remains of archeological interest that survive within the site in accordance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

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

**Reason:** To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development in accordance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

14. In respect of the southern part of the access road shown white on plan SK101; the carriageway and footways 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. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed (to carriageway base course before building works commences and shall be substantially complete before the dwellings are occupied.

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

15. In respect of the Private mews court/parking areas, shown hatched green on Plan SK101; the internal footpaths shall be designed, constructed, drained and lit, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Such details should include longitudinal/cross sections. The details shall be approved prior to the

## SCHEDULE D: Reports on Previously Deferred Decisions

development commencing and shall be competed in accordance with the approved details.

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

16. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

**Reason:** To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies: LD7 and LD8.

17. Before any development takes place, a plan shall be submitted and approved in writing by the Local Planning Authority reserving adequate land for vehicles/plant/materials engaged in construction operations associated with the development hereby approved. The approved land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

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

---

**Item No: 16**

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0863

**Applicant:**  
Border Construction  
Limited

**Parish:**

**Date of Receipt:**  
04/10/2011

**Agent:**

**Ward:**  
Denton Holme

**Location:**  
Land at Norfolk Street, Denton Holme, Carlisle,  
Cumbria

**Grid Reference:**  
339545 554853

**Proposal:** Proposed Student Accommodation Comprising 492 No. Bedrooms With Social Hub And Associated Parking, Access And Landscaping

**Amendment:**

## **SCHEDULE D: Reports on Previously Deferred Decisions**

### **REPORT**

**Case Officer:** Sam Greig

#### **Details of Deferral:**

Members will recall at Committee meeting held on 27th January 2012 that authority was given to the Director (Economic Development) to issue approval subject to the completion of a s106 agreement to secure:

- a) a financial contribution of £50,000 towards the provision and maintenance of public open space. The s106 agreement will include a clause to enable the money to be put towards a community centre should that aspiration be realised;
- b) a financial contribution of £16,000 toward improvements to the Caldew Cycleway;
- c) £6,600 to enable monitoring of the Travel Plan for a five year period;
- d) £50,000 Travel Plan Bond; and
- e) £300 to enable monitoring of the s106 agreement.

The Members decision to grant authority to issue also authorised the Director of Economic Development to complete an "Assessment of Likely Significant Effect" under the Habitats Regulations. The Director of Economic Development was also authorised to impose two additional highway related planning conditions to ensure that the parking bays in the rear lanes are constructed to an adoptable standard and oversee arrangements to ensure that the future occupiers of the development are unable to apply for a resident or visitor parking permit.

This has been completed and the approval was issued on 27th March 2012.

**Decision:** Granted Subject to Legal Agreement

**Date:** 27/03/2012

1. The approved documents for this planning permission comprise:

- 1. The Planning Application Form received 4th October 2011;
- 2. Site Location Plan received 4th October 2011 (Drawing No. 299.1118.(PA).01 Revision 1);
- 3. Existing Site Plan received 4th October 2011 (Drawing No. 299.1118.(PA).02 Revision 1);
- 4. Existing Site Topographical Plan received 4th October 2011 (Drawing



## **SCHEDULE D: Reports on Previously Deferred Decisions**

- No. 299.1118.(PA).03 Revision 1);
5. Existing Site Topography Plan received 21st November 2011 (Drawing No. 4550-375);
6. Existing Site Drainage Plan received 21st November 2011 (Drawing No. 4550-376);
7. Proposed Site Plan Option 6 received 17th January 2012 (Drawing No. 299.1118.(PA).05 Revision 12);
8. Block A Elevations received 1st December 2011 (Drawing No. 299.1118.(PA).17 Revision 3);
9. Block A Ground, First, Second Floor and Roof Plans received 1st December 2011 (Drawing No. 299.1118.(PA).15 Revision 3);
10. Block B Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).21 Revision 6);
11. Block B Ground, First, Second Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).19 Revision 4);
12. Block C Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).25 Revision 6);
13. Block C Ground, First, Second Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).23 Revision 4);
14. Block D Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).29 Revision 6);
15. Block D Floor Plans received 9th January 2012 (Drawing No. 299.1118.(PA).27 Revision 4);
16. Block E Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).33 Revision 6);
17. Block E Ground and First Floor Plans received 9th January 2012 (Drawing No. 299.1118.(PA).31 Revision 4);
18. Block E Second Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).32 Revision 2);
19. Block F Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).37 Revision 6);
20. Block F Ground, First, Second, Third Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).35 Revision 4);
21. Block G Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).41 Revision 5);
22. Block G Ground and First Floor Plans received 9th January 2012 (Drawing No. 299.1118.(PA).39 Revision 4);
23. Block G Second Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).40 Revision 4);
24. Block H Elevations received 1st December 2011 (Drawing No. 299.1118.(PA).45 Revision 4);
25. Block H Ground, First, Second, Third Floor and Roof Plans received 1st December 2011 (Drawing No. 299.1118.(PA).43 Revision 3);

## **SCHEDULE D: Reports on Previously Deferred Decisions**

26. Block J and K Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).49 Revision 5);
27. Block J and K Ground, First and Second Floor Plans received 9th January 2012 (Drawing No. 299.1118.(PA).47 Revision 4);
28. Block J and K Third Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).48 Revision 4);
29. Block L Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).53 Revision 6);
30. Block L Ground, First, Second Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).51 Revision 4);
31. Block M Elevations received 1st December 2011 (Drawing No. 299.1118.(PA).57 Revision 5);
32. Block M Ground, First, Second Floor and Roof Plans received 1st December 2011 (Drawing No. 299.1118.(PA).55 Revision 3);
33. Block N Elevations received 9th January 2012 (Drawing No. 299.1118.(PA).59 Revision 4);
34. Block N Floor and Roof Plans received 9th January 2012 (Drawing No. 299.1118.(PA).58 Revision 4);
35. Cycle Store and Bin Store Elevations received 16th November 2011 (Drawing No. 299.1118.(90).21 Revision 1);
36. Cycle Store and Bin Store Floor and Roof Plans received 16th November 2011 (Drawing No. 299.1118.(90).20 Revision 1);
37. Cycle Store and Bin Store Elevations received 28th November 2011 (Drawing No. 299.1118.(90).125 Revision 1);
38. Cycle Store and Bin Store Floor and Roof Plans received 28th November 2011 (Drawing No. 299.1118.(90).123 Revision 1);
39. Social Hub Elevations A and B received 9th January 2012 (Drawing No. 299.1118.(PA).64 Revision 3);
40. Social Hub Elevations C and D received 9th January 2012 (Drawing No. 299.1118.(PA).65 Revision 3);
41. Social Hub Ground Floor Plan received 9th January 2012 (Drawing No. 299.1118.(PA).62 Revision 3);
42. Social Hub First Floor Plan received 9th January 2012 (Drawing No. 299.1118.(PA).63 Revision 3);
43. Typical 3 Storey Sections received 4th October 2011 (Drawing No. 299.1118.(PA).60 Revision 1);
44. Site Sections 1 and 2 received 9th January 2012 (Drawing No. 299.1118.(PA).10 Revision 3);
45. Site Sections 3, 4 and 5 received 9th January 2012 (Drawing No. 299.1118.(PA).11 Revision 6);
46. Cycle Store and Bin Store Eaves and Foundations Details received 16th November 2011 (Drawing No. 299.1118.(90).22 Revision 1);
47. Cycle Store and Bin Store Eaves Detail 2 received 16th November 2011

## SCHEDULE D: Reports on Previously Deferred Decisions

- (Drawing No. 299.1118.(90).23 Revision 1);
48. Planning Statement received 4th October 2011;
  49. Access Statement received 4th October 2011;
  50. Design Statement received 4th October 2011;
  51. Ecology Report received 4th October 2011;
  52. Arboricultural Implication Assessment received 4th October 2011;
  53. Arboricultural Method Statement received 4th October 2011;
  54. Letter from Tim Stower and Partners Ltd received 31st November 2011;
  55. Surface Water Drainage Calculation received 31st November 2011;
  56. Preliminary Environmental Risk Assessment received 4th October 2011;
  57. Stage 2 Environmental Risk Assessment received 4th November 2011;
  58. Environmental Risk Management Strategy received 11th January 2012;
  59. Transport Assessment received 4th October 2011;
  60. Travel Plan received 4th October 2011;
  61. The Notice of Decision; and
  62. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

2. The accommodation hereby permitted shall be used for student accommodation and for no other purpose.

**Reason:** To retain control over future use of the accommodation to ensure compliance accordance with Policies CP5, H1, H12 and H16 of the Carlisle District Local Plan 2001-2016.

3. Within one month from the date of this permission 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. The development shall be carried out in accordance with the approved details.

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

4. Notwithstanding the description of the hard surface details identified on Drawing No. 299.1118.(PA).05 received 9th January 2012 within one month from the date of this permission details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason:** To ensure the materials used are acceptable and to ensure

## SCHEDULE D: Reports on Previously Deferred Decisions

compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Within one month from the date of this permission full details of the proposed soft landscape works, 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 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. The landscaping scheme shall incorporate those species identified in Section 7 of the Ecology Report produced by Elliott Environmental Surveyors (received 4th October 2011). 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 an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. A protective fence shall be erected around those trees to be retained in accordance with a scheme that has been submitted to and agreed, in writing, by the Local Planning Authority. That scheme shall be submitted to the Council within one month from the date of this permission and the fencing erected within 7 days from the date that this condition has been formally discharged. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

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

7. Within one month from the date of this permission a method statement for any work within the root protection area of those trees to be retained has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

**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.

8. Following completion of construction works and removal of site machinery and materials, protective fencing may be dismantled to permit ground preparation

## SCHEDULE D: Reports on Previously Deferred Decisions

and cultivation works, if required, adjacent to the trees. Any such ground preparation and cultivation works shall be carried out by hand, taking care not to damage any roots encountered.

**Reason:** To protect the trees during development works in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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

**Reason:** To protect nesting birds in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. Within one month from the date of this permission a Construction Environmental Management Plan shall be submitted to and agreed, in writing, by the Local Planning Authority. This shall include noise management measures, waste minimisation and management measures, bio-security measures to prevent the introduction of disease and invasive species, measures to prevent pollution including the management of site drainage such as the use of silt traps during construction, the checking and testing of imported fill material where required to ensure suitability for use and prevent the spread of invasive species, the construction hours of working, wheel washing, vibration management, dust management, vermin control, vehicle control within the site and localised traffic management and protocols for contact and consultation with local people and other matters to be agreed with the Local Planning Authority.

The agreed scheme shall be implemented immediately once this condition has been formally discharged and shall not be varied without prior written agreement of the Local Planning Authority.

**Reason:** To safeguard the living conditions of neighbouring residents, prevent pollution, mitigate impacts on wildlife and any adverse impact upon the River Eden and Tributaries Special Area of Conservation in accordance with Policies CP2, CP5, CP6, LE2 and LE4 of the Carlisle District Local Plan 2001-2016.

11. Within one month from the date of this permission a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

**Reason:** To protect the receiving controlled waters of the Little Caldew, Caldew and Eden in accordance with Policies LE2 and LE4 of the Carlisle District Local Plan 2001-2016.

## SCHEDULE D: Reports on Previously Deferred Decisions

12. The development will only be acceptable if the details of the surface water drainage assessment dated 27.10.11, produced by Tom Stower and Partners Ltd. and referenced 4550/MRH are taken forward into further detailed design, which shall be submitted to and approved, in writing, by the Local Planning Authority within one month from the date of this permission.

1. Surface water run-off generated by a range of flow rate probabilities up to and including the 1% annual probability (1 in 100 year event) critical storm shall result in a minimum 30% reduction in calculated flows in the post development scenario. The surface water strategy shall ensure that the 1 in 100 year storm plus climate change shall be retained on site and not increase flood risk on or off site.

**Reason:** To prevent flooding by ensuring the acceptable storage of and disposal of surface water from the site in accordance with Policies CP12 and LE27 of the Carlisle District Local Plan 2001-2016.

13. The development permitted by this planning permission shall only be carried out in accordance with the approved Revised Flood Risk Assessment (FRA) dated November 2011 and produced by G A Noonan and the following mitigation measures detailed within the FRA:

1. Finished habitable floor levels are set no lower than 17.00 m above Ordnance Datum (AOD) and in accordance with proposed site plan 299.1118. (PA).05 Rev 6.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy LE27 of the Carlisle District Local Plan 2001-2016.

14. Within one month from the date of this permission a plan for the protection and/or mitigation of damage to any species and habitats, both during construction works and once the development is complete and including management responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The species and habitats protection plan shall be carried out in accordance with a timetable for implementation as approved.

**Reason:** To protect the any species and habitats within and adjacent to the development site. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in Planning Policy Statement 1 and Planning Policy Statement 9. The UK BAP priority species and habitats are all identified under The UK Biodiversity Action Plan 1994 (UK BAP) identifies species and habitats of 'principal importance' for the conservation of biological diversity nationally. These are listed for England under s41 of the Natural Environment

## SCHEDULE D: Reports on Previously Deferred Decisions

and Rural Communities Act 2006.

15. Within one month from the date of this permission the location of the proposed connection point(s) into the existing foul drainage system have been submitted to and agreed, in writing, by the Local Planning Authority and United Utilities. No unit shall be occupied until the foul drainage system has been connected to the public sewer in accordance with the approved details.

**Reason:** To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

16. The townhouses hereby approved shall not be occupied until a Validation and Closure Report has been submitted to and approved, in writing, by the Local Planning Authority, as recommended by the applicant's Environmental Risk Management Strategy received 11th January 2012.

**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 in accordance with Policies CP5, LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

17. 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 in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. 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 Policies LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

18. Within one month from the date of this permission details of the proposed means of external lighting, both during the construction phase and once the development is occupied, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to any unit being occupied. The lighting scheme

## SCHEDULE D: Reports on Previously Deferred Decisions

shall also include mitigation measures, during both construction phase and upon completion of the development, to prevent adverse impacts on wildlife, including otters and bats, and their habitat as a consequence of light spillage along the stretch of the Little Caldew that passes through the application site.

**Reason:** To safeguard the living conditions of neighbouring residents and to prevent adverse impacts on wildlife in accordance with Policies CP2, CP5, CP6, LE2 and LE4 of the Carlisle District Local Plan 2001-2016.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the stairwell windows in the units hereby approved shall be obscure glazed and thereafter retained as such.

**Reason:** In order to protect the living conditions of residents in close proximity to the site in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

20. Details of the proposed means of managing and controlling entry into the social hub outside of conventional office hours shall be submitted to and approved, in writing, by the Local Planning Authority prior to work commencing on the social hub. The development shall be carried out in accordance with the approved details and they shall be fully installed and operational before the building is brought into use.

**Reason:** To ensure that a secure, well-designed and operational management system is available to serve the social hub in the interest of safeguarding its users in accordance with Policies CP5 and CP17 of the Carlisle District Local Plan 2001-2016.

21. Within one month from the date of this permission full details, including elevation drawings, of the 1.8 metre high metal railings to be erected on Norfolk Street either side of Block M have been submitted to and approved, in writing, by the Local Planning. The railings shall be erected prior to any of the dwellings hereby approved being brought into use.

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

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



## SCHEDULE D: Reports on Previously Deferred Decisions

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

23. Prior to occupation of the units hereby approved full details of the car parking management strategy to be implemented by the developer, including the provision of a plan that illustrates the location of the staff, visitor and residents parking spaces, has been submitted to and approved, in writing, by the Local Planning Authority. The allocation of residents parking spaces shall be implemented in accordance with the approved car parking management strategy thereafter, unless otherwise agreed, in writing, by the Local Planning Authority.

**Reason:** To ensure that parking provision within the site is managed in accordance with a cohesive strategy and to support Policy CP5 of the Carlisle District Local Plan 2001-2016.

24. The roadways, cyclepaths etc shall be designed, constructed, drained and lit to the Standards set out in the Cumbria Design Guide for Residential Roads, all in accordance with the drawings approved by the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted for prior written approval within one month from the date of this permission. Any works so approved shall be constructed in accordance with the approved scheme before the use of the development commences.

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

25. Within one month from the date of this permission 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 work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

26. Within 6 months of the Use commencing, the developer/operator shall prepare and submit to the Local Planning Authority for their approval, a Travel Plan Review which shall identifies the measures that will be undertaken to achieve the use of sustainable transport modes in accordance with the Framework Travel Plan, submitted as part of the Application. The Travel Plan shall be reviewed at the end of each academic year and any measures identified in such

## SCHEDULE D: Reports on Previously Deferred Decisions

reviews shall be implemented within the following 12 months. This process shall be undertaken annually for five years from the date that the use commences.

**Reason:** To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies WS1, WS3 and LD4.

27. The secure cycle stores to be provided shall be retained for their intended purpose and shall not be altered without the prior written consent of the Local Planning Authority

**Reason:** In the interests of encouraging accessibility by sustainable transport modes and to minimise potential hazards and to support Local Transport Plan Policies C2, LD5, LD6 LD7 and LD8.

28. The alterations to provide parking areas in the 'back lanes' surrounding the site shall be designed, constructed, drained and lit to adoptable standard and in this respect further details, including levels and constructional sections, shall be submitted for approval as part of a Highways Act 1980 Section 278 Agreement with the Local Highways Authority. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide and any works so approved shall be constructed in accordance with the approved scheme before the development is complete.

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

29. Prior to occupation of the student units hereby permitted arrangements shall be agreed in writing (with the Local Planning and Traffic Authorities) and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's or visitor's parking permit within Carlisle Controlled Parking Zone D, (or such other Zone as may supersede D) that applies to the surrounding streets in the area.

**Reason:** To ensure that the development does not result in additional on-street parking in the interests of highway safety and to safeguard the living conditions of neighbouring residents in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

---

# SCHEDULE E

# SCHEDULE E

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0035

**Applicant:**  
Farmgen Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
25/01/2011

**Agent:**  
Thompson Hall

**Ward:**  
Wetheral

**Location:**  
Murray House Farm, Station Road, Cumwhinton

**Grid Reference:**  
344641 552100

**Proposal:** Anaerobic Digester Plant With Associated Plant And Machinery For The Supply Of Electricity

**Amendment:**

**Decision:** Refuse Permission

**Date:** 26/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0363

**Applicant:**  
S & W McConnell

**Parish:**  
Carlisle

**Date of Receipt:**  
11/05/2011

**Agent:**

**Ward:**  
Denton Holme

**Location:**  
Land bounded by former Railway Line and  
Bousteads Grassing, Rome Street, Carlisle

**Grid Reference:**  
340272 555050

**Proposal:** Discharge Of Conditions 3 (Carriageways, Footways And Footpaths); 4 (Ramps); 6 (Construction Vehicles); 8 (Flood Prevention); 9 (Contamination Scheme); 13 (Boundaries And Fencing); 15 (Section 106 Agreement); 17 (Means Of Access); 18 (Design, Construction And Drainage Of Footways) And 19 (Dropped Kerbs) Of Previously Approved Permission 04/0818

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0688

**Applicant:**  
Carlisle United F.C

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

Holdings Limited

**Date of Receipt:**  
25/01/2012

**Agent:**  
Alan Irving Contractors  
Limited

**Ward:**  
St Aidans

**Location:**  
L/A Rear of 257 Warwick Road, Carlisle, CA1 1LJ

**Grid Reference:**  
341442 555934

**Proposal:** Change Of Use Of Rear Garden To Car Park For Football Club  
(Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0846

**Applicant:**  
Lattimer Homes

**Parish:**  
Dalston

**Date of Receipt:**  
29/09/2011

**Agent:**  
Swarbrick Associates

**Ward:**  
Dalston

**Location:**  
8 The Square, Dalston, Carlisle, CA5 7PJ

**Grid Reference:**  
336908 550073

**Proposal:** Alterations To Existing Retail Unit And Formation Of 2no. Apartment  
Units

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0932

**Applicant:**  
Woodland Trust

**Parish:**  
Brampton

**Date of Receipt:**  
11/11/2011

**Agent:**

**Ward:**  
Brampton

**Location:**  
Miltonrigg Wood, Brampton, Cumbria

**Grid Reference:**  
356483 561607

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Display Of Double Sided Non Illuminated Welcome Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/0953

**Applicant:**  
Possfund Custodian  
Trustees Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
04/11/2011

**Agent:**  
Savills (Commercial)

**Ward:**  
Currock

**Location:**  
St Nicholas Gate Retail Park, Carlisle, CA1 2EA

**Grid Reference:**  
340834 555100

**Proposal:** Variation Of Condition 3 Of Previously Approved Permission 03/1362 To Allow Development To Commence Prior To Completion Of The Junction Improvement Works

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1056

**Applicant:**  
Persimmon Homes

**Parish:**  
Wetheral

**Date of Receipt:**  
05/12/2011 16:01:12

**Agent:**

**Ward:**  
Wetheral

**Location:**  
Land adjacent Alexandra Drive, Durranshill Road,  
Carlisle

**Grid Reference:**  
342899 555253

**Proposal:** Discharge Of Conditions 3 (Materials); 4 (Hard Surface Details); 6 (Aboricultural Management Plan); 12 (Phase 2 Ground Investigation); 15 (Archaeological Excavation); 17 (Protected Species/Wildlife Mitigation Measures); and 21 (Construction Vehicle Parking) Of Previously Approved Appn Ref: 10/0792

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Partial Discharge of Conditions  
08/03/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1075

**Applicant:**  
Norbrook Laboratories  
Limited

**Parish:**  
Wetheral

**Date of Receipt:**  
11/01/2012

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Garden Cottage, Corby Castle, Great Corby,  
Carlisle, CA4 8LR

**Grid Reference:**  
347160 554285

**Proposal:** Reinstatement Of Collapsed Dwelling (Part Retrospective)

**Amendment:**

---

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1083

**Applicant:**  
Norbrook Laboratories  
Limited

**Parish:**  
Wetheral

**Date of Receipt:**  
11/01/2012

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Garden Cottage, Corby Castle, Great Corby,  
Carlisle, CA4 8LR

**Grid Reference:**  
347160 554285

**Proposal:** Reinstatement Of Collapsed Dwelling (Part Retrospective) (LBC)

**Amendment:**

---

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/1085

**Applicant:**  
Mr I Linton

**Parish:**  
Arthuret

**Date of Receipt:**  
24/01/2012

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
103 Moor Road, Longtown, Carlisle, CA6 5XB

**Grid Reference:**  
338723 569027

**Proposal:** Erection Of Two Storey Rear Extension To Provide Kitchen/Dining Room  
On Ground Floor With Bedroom Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1089

**Applicant:**  
Mr Mark Pattinson

**Parish:**  
Dalston

**Date of Receipt:**  
20/12/2011

**Agent:**

**Ward:**  
Dalston

**Location:**  
32 New Road, Dalston, Carlisle, CA5 7LA

**Grid Reference:**  
337559 552046

**Proposal:** Demolition Of Conservatory And Erection Of Sun Lounge Together With  
First Floor Extension To Provide En-Suite Bedroom

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1092

**Applicant:**  
Sarah Smith

**Parish:**  
Beaumont

**Date of Receipt:**  
17/01/2012

**Agent:**  
Gray Associates Limited

**Ward:**  
Burgh

**Location:**  
Crestfield House, Grinsdale Bridge, Burgh by

**Grid Reference:**  
336542 557082



## SCHEDULE E: Decisions Issued Under Delegated Powers

Sands, Carlisle, CA5 6DR

**Proposal:** Erection Of Two Storey And Single Storey Extension To Provide Lounge, Kitchen/Dining Room And Utility On Ground Floor With 2no. Bedrooms Above (1no. En-Suite); Erection Of Detached Double Garage And Formation Of New Vehicular Access Together With Change Of Use Of Land To Garden

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1097

**Applicant:**  
Mr R Allan

**Parish:**  
Kingmoor

**Date of Receipt:**  
11/01/2012

**Agent:**

**Ward:**  
Stanwix Rural

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

**Grid Reference:**  
336628 560161

**Proposal:** Change Of Use From Dwelling To House Of Multiple Occupancy (Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1100

**Applicant:**  
Riverside Carlisle

**Parish:**  
Carlisle

**Date of Receipt:**  
03/01/2012

**Agent:**  
Ainsley Gommon  
Architects

**Ward:**  
Botcherby

**Location:**  
Careline Building, Cumrew Close, Carlisle, CA1 2XA

**Grid Reference:**  
342533 555257

**Proposal:** Change Of Use From Office To Dwelling

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1108

**Applicant:**  
Monsoon Accessorize

**Parish:**  
Carlisle

**Date of Receipt:**  
11/01/2012

**Agent:**  
Blass Design

**Ward:**  
Castle

**Location:**  
59 Scotch Street, Carlisle, CA3 8PD

**Grid Reference:**  
340117 555951

**Proposal:** Display Of 2no. Internally Illuminated Fascia Signs And 1no. Internally Illuminated Hanging Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
11/1109

**Applicant:**  
Carlisle City Council

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
18/01/2012

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
1-6 Rickerby House, Rickerby, Carlisle, Cumbria,  
CA3 9AA

**Grid Reference:**  
341348 557020

**Proposal:** Earth Embankment To Provide Improved Flood Protection For Rickerby House

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/1111

**Applicant:**  
Mr & Mrs Aston

**Parish:**  
Dalston

**Date of Receipt:**  
03/01/2012

**Agent:**  
Brier Associates

**Ward:**  
Dalston

**Location:**  
Beech House, Stockdalewath, Dalston, Carlisle,  
CA5 7DN

**Grid Reference:**  
338412 545139

**Proposal:** Enlargement Of Main Barn Entrance, Erection Of External Balcony And  
Rebuilding Of Retaining Wall (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0007

**Applicant:**  
Mr & Mrs Farrer

**Parish:**  
Scaleby

**Date of Receipt:**  
27/01/2012

**Agent:**  
Green Design Architects

**Ward:**  
Stanwix Rural

**Location:**  
West Highberries Farm, Scaleby, Carlisle, CA6 4LD

**Grid Reference:**  
346839 564747

**Proposal:** Change Of Use Of Redundant Farm Buildings Into 2no. Dwellings

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0008

**Applicant:**  
Stewart Williamson  
Limited

**Parish:**  
Kirklington Middle

**Date of Receipt:**  
06/01/2012

**Agent:**

**Ward:**  
Lyne

**Location:**  
Land Adjacent To The Cottage, Smithfield, Carlisle,

**Grid Reference:**  
344295 565334

## SCHEDULE E: Decisions Issued Under Delegated Powers

CA6 6BP

**Proposal:** Erection Of Two 3 Bedroom Bungalows Including Garages (Revised Application To Extend Time Limit Only)

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0009

**Applicant:**  
Greenaway Enterprises  
Limited

**Parish:**  
Dalston

**Date of Receipt:**  
09/01/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
Dalston Post Office, 22 The Square, Dalston,  
Carlisle, CA5 7PY

**Grid Reference:**  
336884 550119

**Proposal:** Change Of Use Of First Floor Offices To Retail For Prom Dresses And Bridal Shoes, Store And Offices

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0010

**Applicant:**  
Mr Forster

**Parish:**  
Askerton

**Date of Receipt:**  
01/02/2012

**Agent:**  
Ashton Design

**Ward:**  
Multiple Wards

**Location:**  
Knorren Lodge, Walton, Brampton, CA8 2BN

**Grid Reference:**  
353569 568013

**Proposal:** Revision Of Planning Approval 09/0298. Conversion Of Units Four & Five From Live/Work Units To 2no. Dwellings Including Reordering Of Internal Layout To Form 1no. Four Bed Unit With Internal Garage And 1no. Three Bed Unit (Revised Application)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 27/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0011

**Applicant:**  
Mr Forster

**Parish:**  
Askerton

**Date of Receipt:**  
09/01/2012 08:00:17

**Agent:**  
Ashton Design

**Ward:**  
Multiple Wards

**Location:**  
Knorren Lodge, Walton, Brampton, CA8 2BN

**Grid Reference:**  
353569 568013

**Proposal:** Revision Of Planning Approval 09/0296. Conversion Of Units Four & Five From Live/Work Units To 2no. Dwellings Including Reordering Of Internal Layout To Form 1no. Four Bed Unit With Internal Garage And 1no. Three Bed Unit. (LBC) (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0013

**Applicant:**  
Ms Stoddart

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
18/01/2012

**Agent:**  
Mike Dewis Farm Systems  
Ltd

**Ward:**  
Burgh

**Location:**  
Hill Farm, Thurstonfield, Carlisle, CA5 6HG

**Grid Reference:**  
331301 557078

**Proposal:** Construction Of Slurry Lagoon

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/03/2012

---

Between 25/02/2012 and 05/04/2012

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
12/0022

**Applicant:**  
Mr Michael Falder

**Parish:**  
Carlisle

**Date of Receipt:**  
16/01/2012

**Agent:**  
Sawyers Windows &  
Construction

**Ward:**  
Morton

**Location:**  
39 Wansfell Avenue, Carlisle, CA2 6HD

**Grid Reference:**  
338843 554811

**Proposal:** Erection Of Conservatory To Rear Elevation  
**Amendment:**

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0023

**Applicant:**  
Eden Rivers Trust

**Parish:**  
Carlisle

**Date of Receipt:**  
17/01/2012

**Agent:**

**Ward:**  
Denton Holme

**Location:**  
Cummersdale Holmes, Denton Holme, Carlisle

**Grid Reference:**  
339257 553829

**Proposal:** Erection Of A Metal Seating Information Henge  
**Amendment:**

**Decision:** Grant Permission

**Date:** 12/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0024

**Applicant:**  
Mr Simon Oliphant

**Parish:**

**Date of Receipt:**  
17/01/2012

**Agent:**

**Ward:**  
Yewdale

**Location:**  
12 Wootton Way, Carlisle, CA2 6SW

**Grid Reference:**  
337825 554899

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of First Floor Rear Extension To Provide 1no. Bedroom,  
Extended Bathroom And En-Suite Bedroom

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0027

**Applicant:**  
Mr Malcolm French

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
18/01/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
63 Pennine View, Carlisle, CA1 3GX

**Grid Reference:**  
343398 554024

**Proposal:** Erection Of Single Storey Side And Rear Extensions To Provide  
Dressing Room, Utility Room And Garden Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0030

**Applicant:**  
Mr S Carruthers

**Parish:**  
Kirkandrews

**Date of Receipt:**  
18/01/2012

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
29 Gaitle Bridge, Longtown, Carlisle, CA6 5LU

**Grid Reference:**  
335960 568525

**Proposal:** Revised House Type Of Unit 1 Approved Under Planning Ref: 10/0766

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/03/2012

---

Between 25/02/2012 and 05/04/2012

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
12/0031

**Applicant:**  
Mr Alan Gosling

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
24/01/2012

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
The Beeches, Tarraby, Carlisle, CA3 0JS

**Grid Reference:**  
340913 558081

**Proposal:** Formation Of En-Suite Bathroom At First Floor Level; Construction Of External Stack Pipe To Rear Elevation (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0033

**Applicant:**  
Mr & Mrs Brzezicki

**Parish:**  
Hayton

**Date of Receipt:**  
19/01/2012 10:08:20

**Agent:**  
GR Architects

**Ward:**  
Hayton

**Location:**  
15 Cairn Crescent, Corby Hill, Carlisle, CA4 8QH

**Grid Reference:**  
347818 557007

**Proposal:** Demolition Of Existing Garage And Study And Erection Of Single Storey Side Extension To Provide En-Suite Bedroom, Utility And Kitchen/Dining Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0037

**Applicant:**  
Mr Paterson

**Parish:**  
Carlisle

**Date of Receipt:**  
01/02/2012

**Agent:**  
Mr Nicholson

**Ward:**  
Belah

**Location:**

**Grid Reference:**



## SCHEDULE E: Decisions Issued Under Delegated Powers

Kinderton, 3 Etterby Close, Kingmoor Road,  
Carlisle, CA3 9PR

339053 557387

**Proposal:** Erection Of External Chimney Stack To Side Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0039

**Applicant:**  
Messers T & WF Graham

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
19/01/2012 16:00:14

**Agent:**  
Miss Nixon

**Ward:**  
Dalston

**Location:**  
Carleton Hill Farm, Carleton, Carlisle, CA4 0BS

**Grid Reference:**  
345070 550140

**Proposal:** Demolition Of Farm Buildings And Erection Of Livestock Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/02/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0040

**Applicant:**  
TG & K Fisher

**Parish:**  
Irthington

**Date of Receipt:**  
19/01/2012 23:00:27

**Agent:**  
H & H Land and Property  
Ltd

**Ward:**  
Stanwix Rural

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

**Grid Reference:**  
348853 564982

**Proposal:** Proposed Crop Store

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/03/2012

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0041

**Applicant:**  
Mr Wood

**Parish:**  
Wetheral

**Date of Receipt:**  
02/02/2012

**Agent:**  
Hopes Auction Company  
Limited

**Ward:**  
Wetheral

**Location:**  
Wragmire Bank Farm, Cocklakes, Cumwhinton,  
Carlisle, CA4 0BL

**Grid Reference:**  
345643 550482

**Proposal:** Formation Of Slurry Lagoon

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0042

**Applicant:**  
Mr Steven Pagan

**Parish:**  
Carlisle

**Date of Receipt:**  
23/01/2012

**Agent:**

**Ward:**  
Castle

**Location:**  
87 Warwick Road, Carlisle, Cumbria, CA1 1EB

**Grid Reference:**  
340574 555863

**Proposal:** Discharge Of Condition 4 (Details Of Glazing Bar) Of Previously  
Approved Permission 10/0749

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0043

**Applicant:**  
The Co-operative Food

**Parish:**  
Dalston

**Date of Receipt:**  
09/02/2012

**Agent:**  
Astley Signs

**Ward:**  
Dalston

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

The Co-operative Food Store, Junction Townhead  
Road, Dalston, CA5 7QZ

**Grid Reference:**

336858 549999

**Proposal:** Display Of 1No. Externally Illuminated Fascia Sign; 2No. Non Illuminated Fascia Sign; 2No. Non Illuminated Post Signs And 2No. Non Illuminated Wall Mounted Signs (Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0044

**Applicant:**

Mrs Carol L Doyle

**Parish:**

Carlisle

**Date of Receipt:**

27/01/2012

**Agent:****Ward:**

Castle

**Location:**

Gate House, Canal Bank, Carlisle, CA2 7AB

**Grid Reference:**

339130 555921

**Proposal:** Change Of Use Of Storage Shed To Cattery

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0046

**Applicant:**

Mr Kartal

**Parish:****Date of Receipt:**

26/01/2012

**Agent:**

Swarbrick Associates

**Ward:**

Castle

**Location:**

103 Botchergate, Carlisle, CA1 1RY

**Grid Reference:**

340507 555453

**Proposal:** Change Of Use From Retail Units To Restaurant And Takeaway On Ground Floor With Staff Accommodation To First Floor (Revised Application)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 21/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0047

**Applicant:**  
Mr Ian Irving

**Parish:**  
Dalston

**Date of Receipt:**  
25/01/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
Riverside, Stockdalewath, Dalston, Cumbria, CA5  
7DP

**Grid Reference:**  
338760 544790

**Proposal:** Discharge Of Condition 4 (Level 3 Survey) Of Previously Approved  
Planning Permission 10/0476

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0048

**Applicant:**  
Mr George Stephen

**Parish:**  
Brampton

**Date of Receipt:**  
27/01/2012

**Agent:**

**Ward:**  
Brampton

**Location:**  
Crooked Holme Barn, Crooked Holme, Brampton,  
Cumbria, CA8 2AT

**Grid Reference:**  
351057 561941

**Proposal:** Replacement Of 3No. Large Velux Rooflights With 5No. Smaller  
Conservation Type Rooflights; Erection Of Front Canopy/Open Porch;  
Re-positioning Of Internal Wall At First Floor Level To Create Bathroom;  
Blocking Up Of First Floor Window In Front Elevation and Installation of  
Timber Shutters (LBC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 23/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0049

**Applicant:**  
Mr Roger Sealey

**Parish:**  
Carlisle

**Date of Receipt:**  
01/02/2012

**Agent:**

**Ward:**  
Stanwix Urban

**Location:**  
8 Eden Street, Carlisle, Cumbria, CA3 9LR

**Grid Reference:**  
339540 557330

**Proposal:** Erection Of First Floor Extension To Provide Orangery

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0050

**Applicant:**  
Mr P Cracknell

**Parish:**

**Date of Receipt:**  
26/01/2012

**Agent:**

**Ward:**  
Morton

**Location:**  
132 Newlaithes Avenue, Morton Park, Carlisle,  
Cumbria, CA2 6QD

**Grid Reference:**  
338401 554436

**Proposal:** Replacement Porch To The Front Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0052

**Applicant:**  
Messrs TR & JH Wharton

**Parish:**  
Westlinton

**Date of Receipt:**  
10/02/2012

**Agent:**  
C & D Property Services

**Ward:**  
Longtown & Rockcliffe

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

Land to the South of Segbushwell, Blackford,  
Carlisle, CA6 4EY

**Grid Reference:**

338087 562563

**Proposal:** Erection Of Agricultural Workers Dwelling (Outline)

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0054

**Applicant:**

Mr Timothy Cheetham

**Parish:**

Farlam

**Date of Receipt:**

27/01/2012

**Agent:****Ward:**

Multiple Wards

**Location:**

Blackhill Cottage, Hallbankgate, Brampton, CA8  
2NJ

**Grid Reference:**

358236 559602

**Proposal:** First Floor Extension Above Existing Cottage To Provide Two Bedrooms  
(Revised Application)

**Amendment:**

**Decision:** Refuse Permission

**Date:** 21/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0055

**Applicant:**

Mr Raymond Credie

**Parish:**

Wetheral

**Date of Receipt:**

09/02/2012

**Agent:****Ward:**

Wetheral

**Location:**

15 Holme Meadow, Cumwhinton, Carlisle, CA4 8DR

**Grid Reference:**

344792 552731

**Proposal:** Formation Of Enclosed Seating Area To West Of Dwelling & New  
Boundary Fence

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0057

**Applicant:**  
Mrs Andrea Key

**Parish:**  
Rockcliffe

**Date of Receipt:**  
15/02/2012

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Harker Substation, Harker Road Ends, Low Harker,  
Carlisle, Cumbria, CA6 4DQ

**Grid Reference:**  
338295 561498

**Proposal:** Installation Of Two Mechanically Switched Capacitor Units (MSC) Along  
With Associated Security Fencing And Landscaping

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0058

**Applicant:**  
Messrs Norman

**Parish:**  
Cummersdale

**Date of Receipt:**  
27/01/2012 16:00:30

**Agent:**  
H&H Land & Property

**Ward:**  
Dalston

**Location:**  
Field No 6604, Broomhills, Orton Road, Near Little  
Orton, Carlisle, Cumbria

**Grid Reference:**  
335659 554043

**Proposal:** Erection Of Agricultural Workers Dwelling (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

12/0060                      Mr Barwick                      Burgh-by-Sands

**Date of Receipt:**                      **Agent:**                      **Ward:**  
31/01/2012                      Gray Associates Limited                      Burgh

**Location:**                      **Grid Reference:**  
Lime House, Burgh by Sands, Carlisle, CA5 6BT                      331998 559029

**Proposal:** Erection Of Two Storey Rear Extension To Provide Dining Room And  
Bedroom On Ground Floor With En-Suite/Dressing Room And Bedroom  
Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
12/0061                      Mr Coulthard                      Carlisle

**Date of Receipt:**                      **Agent:**                      **Ward:**  
30/01/2012 08:00:20                                           Belle Vue

**Location:**                      **Grid Reference:**  
82 Moorhouse Road, Carlisle, CA2 7QH                      337310 556156

**Proposal:** Erection Of Two Storey Side Extension To Provide Garage, Utility And  
WC On Ground Floor With En-Suite Bedroom Above Together With  
Single Storey Rear Extension To Provide Kitchen And Dining Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
12/0063                      Mr Michael Longford                      Carlisle

**Date of Receipt:**                      **Agent:**                      **Ward:**  
30/01/2012                                           Currock

**Location:**                      **Grid Reference:**  
57 Currock Park Avenue, Carlisle, CA2 4DJ                      340078 554175



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of Two Storey Side Extension To Provide Passage Way On Ground Floor With Enlarged Bedroom Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0065

**Applicant:**  
Mrs Margaret Wilson

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
30/01/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
Park House Farm, Wreay, CA4 0RL

**Grid Reference:**  
344028 549566

**Proposal:** Discharge Of Condition 6 (Archaeological Watching Brief) Of Previously Approved Planning Permission 11/0549

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0068

**Applicant:**  
Mr Carr

**Parish:**  
Carlisle

**Date of Receipt:**  
31/01/2012

**Agent:**  
Carlisle Window Systems

**Ward:**  
Botcherby

**Location:**  
36 Pennine Way, Carlisle, CA1 3QL

**Grid Reference:**  
342470 554661

**Proposal:** Erection Of Conservatory To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/03/2012

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0069

**Applicant:**  
Mitchells & Butlers

**Parish:**  
Carlisle

**Date of Receipt:**  
31/01/2012 13:00:24

**Agent:**  
Ashleigh Signs Ltd

**Ward:**  
Botcherby

**Location:**  
Toby Carvery, 491 Warwick Road, Carlisle, CA1  
2SB

**Grid Reference:**  
342539 556047

**Proposal:** Display Of 1no. Internally Illuminated Free Standing Sign (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0070

**Applicant:**  
Carlisle Rugby Football  
Club Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
31/01/2012

**Agent:**

**Ward:**  
St Aidans

**Location:**  
Carlisle Rugby Union Football Club, Warwick Road,  
Carlisle, CA1 1LW

**Grid Reference:**  
341303 556072

**Proposal:** Installation Of 6no. Replacement Floodlights to Pitches 1 and 3

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0071

**Applicant:**  
Messrs J & N Blaylock &  
Son

**Parish:**  
Arthuret

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

16/02/2012

C & D Property Services

Longtown & Rockcliffe

**Location:**

Hallburn Farm, Longtown, Carlisle, CA6 5TW

**Grid Reference:**

341395 568913

**Proposal:** Erection Of Agricultural Workers Dwelling (Outline)

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0072

**Applicant:**

Mrs Hillary Savage

**Parish:**

Carlisle

**Date of Receipt:**

09/02/2012

**Agent:**

Sawyers Construction  
Limited

**Ward:**

Stanwix Urban

**Location:**

66 Etterby Street, Carlisle, CA3 9JD

**Grid Reference:**

339775 557205

**Proposal:** Replacement Of Existing Timber Sash Windows With New Timber Sash  
Windows (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0073

**Applicant:**

Mr G Prest

**Parish:**

**Date of Receipt:**

01/02/2012

**Agent:**

**Ward:**

Castle

**Location:**

31 Chiswick Street, Carlisle, CA1 1HJ

**Grid Reference:**

340566 555929

**Proposal:** Formation Of Disabled Access Ramp (LBC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0075

**Applicant:**  
Mr G Prest

**Parish:**

**Date of Receipt:**  
01/02/2012

**Agent:**

**Ward:**  
Castle

**Location:**  
31 Chiswick Street, Carlisle, CA1 1HJ

**Grid Reference:**  
340566 555929

**Proposal:** Formation Of Disabled Access Ramp  
**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0076

**Applicant:**  
Possfund Custodian  
Trustees Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
09/02/2012

**Agent:**  
Savills Commercial Limited

**Ward:**  
Currock

**Location:**  
Units 4, 5 and 6, St Nicholas Gate, Carlisle, CA1  
2EA

**Grid Reference:**  
340767 555061

**Proposal:** Discharge Of Conditions 8 (Vehicle Parking); 9 (Material Samples); 10  
(Hard Surface Finishes) And 13 (Programme Of Archaeological Work)  
Of Previously Approved Permission 10/0504

**Amendment:**

**Decision:** Grant Permission

**Date:** 03/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

12/0077                      Possfund Custodian  
                                 Trustees Limited                      Carlisle

**Date of Receipt:**                      **Agent:**                      **Ward:**  
01/02/2012 16:01:08                      Savills (Commercial)                      Currock  
                                 Limited

**Location:**                      **Grid Reference:**  
St Nicholas Gate Retail Park, London Road,                      340767 555061  
Carlisle, CA1 2EA

**Proposal:** Discharge Of Conditions 4 (Vehicle Parking); 5 (Material Samples); 6  
(Hard Surface Finishes) And 10 (Programme Of Archaeological Work)  
Of Previously Approved Permission 03/1362

**Amendment:**

**Decision:** Grant Permission                      **Date:** 03/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
12/0080                      Mr Matthew Twentyman                      Carlisle

**Date of Receipt:**                      **Agent:**                      **Ward:**  
03/02/2012                                           Upperby

**Location:**                      **Grid Reference:**  
28 Holmacres Drive, Carlisle, CA1 3AA                      341571 553926

**Proposal:** Erection Of Single Storey Rear Extension To Provide Kitchen

**Amendment:**

**Decision:** Grant Permission                      **Date:** 28/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
12/0082                      Mr & Mrs Roberts                      Wetheral

**Date of Receipt:**                      **Agent:**                      **Ward:**  
02/02/2012 16:00:16                      Green Design Architects                      Wetheral

**Location:**                      **Grid Reference:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

Meadow View, Cumwhinton, Carlisle, CA4 8ER

345208 552804

**Proposal:** Demolition Of Existing Conservatory And Erection Of Single Storey Side And Rear Extensions To Provide En-Suite, Lounge And Garden Room Together With Internal Alterations And New Porch To Front

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0083

**Applicant:**  
Mr & Mrs Hatt

**Parish:**  
Brampton

**Date of Receipt:**  
06/02/2012

**Agent:**

**Ward:**  
Brampton

**Location:**  
Abbey Bridge Inn, Lanercost, Brampton, CA8 2HG

**Grid Reference:**  
355319 563233

**Proposal:** Installation Of 4no. Airbricks To Ventilate Ground Floor (Part Retrospective) (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0084

**Applicant:**  
Cumbria County Council

**Parish:**  
Hayton

**Date of Receipt:**  
07/02/2012

**Agent:**  
NPS Wigan

**Ward:**  
Hayton

**Location:**  
Hayton C of E Primary School, Hayton, Brampton, CA8 9HR

**Grid Reference:**  
350753 557682

**Proposal:** Replacement Windows And Doors (LBC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0086

**Applicant:**  
Mr Anthony Rickerby

**Parish:**  
Dalston

**Date of Receipt:**  
13/02/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
Green Park, Dalston, Carlisle, CA5 7AF

**Grid Reference:**  
338446 550175

**Proposal:** Installation Of Ground Mounted Solar Photovoltaic Cells (Part Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0090

**Applicant:**  
Mr Ian Fugler

**Parish:**  
Askerton

**Date of Receipt:**  
06/02/2012

**Agent:**  
John Lyon Associates

**Ward:**  
Multiple Wards

**Location:**  
Lees Hill Farm, Lees Hill, Near Brampton, CA8 2BB

**Grid Reference:**  
355574 568137

**Proposal:** Discharge Of Condition 14 (Level 2 Survey) Of Previously Approved Permission 08/0281

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0091

**Applicant:**  
Mrs Mary Cork

**Parish:**

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

06/02/2012

**Location:**

Low House Farm, Baldwinholme, Carlisle, CA5 6LJ

**Grid Reference:**

333841 552013

**Proposal:** Renewal of Unexpired Permission Of Previously Approved Application  
09/0306 For Conversion Of Former Agricultural Building To Form 1No.  
Holiday Cottage

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0092

**Applicant:**

Mr Anthony Rickerby

**Parish:**

Dalston

**Date of Receipt:**

13/02/2012

**Agent:**

**Ward:**

Dalston

**Location:**

Green Park, Dalston, Carlisle, CA5 7AF

**Grid Reference:**

338446 550175

**Proposal:** Installation Of Ground Mounted Solar Photovoltaic Cells (LBC) (Part  
Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0093

**Applicant:**

Mr S M & Ruth F Danson

**Parish:**

**Date of Receipt:**

07/02/2012

**Agent:**

Lakes Architect Limited

**Ward:**

Lyne

**Location:**

Dirtup Farm, Roadhead, Carlisle, CA6 6PF

**Grid Reference:**

351353 576949

**Proposal:** Non Material Amendment Of Previously Approved Permission 11/0351

**Amendment:**



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Amendment Accepted  
05/03/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0095

**Applicant:**  
Mr D R Wilson

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
07/02/2012

**Agent:**

**Ward:**  
Dalston

**Location:**  
Sandysyke Cottage, Wreay, Carlisle, CA4 0SA

**Grid Reference:**  
343904 548645

**Proposal:** Non Material Amendment Of Previously Approved Planning Application  
03/1030 For The Repositioning Of 1no. Window And 4no. Additional  
Windows (Retrospective)

**Amendment:**

**Decision:** Amendment Accepted  
05/03/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0097

**Applicant:**  
Kia Motors (UK) Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
10/02/2012

**Agent:**  
Sign Specialists Ltd

**Ward:**  
Belah

**Location:**  
Border Cars Carlisle Ltd, Kingstown Broadway,  
Kingstown Industrial Estate, Carlisle, CA3 0HA

**Grid Reference:**  
339208 559453

**Proposal:** Display Of 2no. Internally Illuminated Fascia Signs; 1no. Internally  
Illuminated Totem Sign; 1no. Externally Illuminated Glazing Mounted  
Entrance Gate And 1no. Non-Illuminated Single Sided Directional Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0098

**Applicant:**  
Mr Currie

**Parish:**

**Date of Receipt:**  
10/02/2012

**Agent:**  
CONCEPT

**Ward:**  
Denton Holme

**Location:**  
15 Norfolk Road, Carlisle, CA2 5PQ

**Grid Reference:**  
339207 554857

**Proposal:** Erection Of Single Storey Side Extension To Provide Extended Kitchen, Utility And Storage

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0102

**Applicant:**  
Mrs Susan Aglionby

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
08/02/2012

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
The Croft, Houghton Road, Houghton, Carlisle, CA3  
0LD

**Grid Reference:**  
340895 559072

**Proposal:** Renewal Of Temporary Permission For Building Providing Educational Facilities And Temporary Office Accommodation For Cumbria Wildlife Trust (Of Previously Approved Application 08/1255)

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0104

**Applicant:**  
Mrs Hamilton

**Parish:**  
St Cuthberts Without

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

08/02/2012 13:00:23

Planning Branch Ltd

Dalston

**Location:**

Land adjacent 445 Durdar Road, Carlisle, CA2 4TT

**Grid Reference:**

340520 551470

**Proposal:** Erection Of 1no. Single Storey Detached Dwelling (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 04/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0105

**Applicant:**

Carlisle City Council

**Parish:**

Carlisle

**Date of Receipt:**

17/02/2012

**Agent:**

Capita Symonds

**Ward:**

Castle

**Location:**

Civic Centre, Rickergate, Carlisle, CA3 8QG

**Grid Reference:**

340157 556265

**Proposal:** Installation Of 30kw Solar Photovoltaic Panel System On The Roof (Part Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0106

**Applicant:**

Carlisle City Council

**Parish:**

Carlisle

**Date of Receipt:**

17/02/2012

**Agent:**

Capita Symonds

**Ward:**

Castle

**Location:**

The Sands Centre, The Sands, Carlisle, CA1 1JQ

**Grid Reference:**

340187 556514

**Proposal:** Installation Of 30kw Solar Photovoltaic Panel System On The Roof (Part Retrospective)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0107

**Applicant:**  
Mr Moscrop

**Parish:**  
Brampton

**Date of Receipt:**  
15/02/2012

**Agent:**  
Mr Ryder

**Ward:**  
Brampton

**Location:**  
4 Ash Lea, Brampton, Carlisle, CA8 1TD

**Grid Reference:**  
353203 561015

**Proposal:** Single Storey Side/Rear Extension To Provide Utility Room To Rear Of Garage; First Floor Side Extension To Provide Study

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0109

**Applicant:**  
Next Group plc

**Parish:**  
Carlisle

**Date of Receipt:**  
09/02/2012 16:00:17

**Agent:**  
Roger Tym & Partners

**Ward:**  
Belah

**Location:**  
Unit A, Greymoorhill Retail Park, Parkhouse Road,  
Carlisle, CA3 0JR

**Grid Reference:**  
339415 559577

**Proposal:** Display Of 5no. Internally Illuminated Fascia Signs And 2no. Non-Illuminated Signs To Shopfront (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0110

**Applicant:**  
Next Group plc

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
13/02/2012

**Agent:**  
Roger Tym & Partners

**Ward:**  
Belah

**Location:**  
Unit B2, Greymoorhill Retail Park, Parkhouse Road,  
Carlisle, CA3 0JR

**Grid Reference:**  
339365 559595

**Proposal:** Side Elevation To Be Re-Cladded

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0113

**Applicant:**  
Mr & Mrs L Dixon

**Parish:**

**Date of Receipt:**  
17/02/2012

**Agent:**  
John Westgarth Building  
Surveyor

**Ward:**  
Harraby

**Location:**  
22 Warnell Drive, Carlisle, CA1 3LP

**Grid Reference:**  
341926 554113

**Proposal:** Erection Of Single Storey Side And Rear Extensions To Provide  
Extended Lounge, Kitchen And Utility Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0118

**Applicant:**  
Mr Joseph Little

**Parish:**  
Carlisle

**Date of Receipt:**  
10/02/2012

**Agent:**

**Ward:**  
Castle

**Location:**  
7 Hart Street, Carlisle, Cumbria, CA1 2BP

**Grid Reference:**  
340818 555782

**Proposal:** Erection Of Single Storey Rear Extension To Provide Dining Room

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 15/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0122

**Applicant:**  
Radio Taxi Carlisle

**Parish:**  
Carlisle

**Date of Receipt:**  
13/02/2012

**Agent:**

**Ward:**  
Castle

**Location:**  
Willowholme Garage, Millrace Road, Carlisle,  
Cumbria, CA2 5RS

**Grid Reference:**  
338993 556476

**Proposal:** Mixed Use Of Premises To Include Taxi Control Room Together With  
Use Of Existing Garage Facilities (Workshop, Repair And Sales)

### Amendment:

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0123

**Applicant:**  
Mr Murphy

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
13/02/2012 13:00:17

**Agent:**  
John Lyon Associates Ltd

**Ward:**  
Stanwix Rural

**Location:**  
94 Tribune Drive, Houghton, Carlisle, CA3 0LF

**Grid Reference:**  
341158 559151

**Proposal:** Two Storey Side And Rear Extension To Provide Kitchen, Sun/Garden  
Room, Living/Guest Space And Shower Room On Ground Floor, With  
Mezzanine Study/Bedroom Above

### Amendment:

**Decision:** Grant Permission

**Date:** 04/04/2012

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0124

**Applicant:**  
Accor Hotels

**Parish:**

**Date of Receipt:**  
16/02/2012

**Agent:**  
L&G Signs Ltd

**Ward:**  
Castle

**Location:**  
Englishgate Plaza, Botchergate, Carlisle

**Grid Reference:**  
340448 555505

**Proposal:** Display Of 4No. Internally Illuminated Fascia Signs And 1No. Hanging Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0126

**Applicant:**  
Mr C Stobart

**Parish:**  
Dalston

**Date of Receipt:**  
21/02/2012

**Agent:**  
Gray Associates Limited

**Ward:**  
Dalston

**Location:**  
3 Quarry Field, Stockdalewath, Carlisle, CA5 7DP

**Grid Reference:**  
338794 544960

**Proposal:** Non Material Amendement Of Previously Approved Permission 11/0460

**Amendment:**

**Decision:** Amendment Accepted  
29/02/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0129

**Applicant:**  
Mr Derek Thompson

**Parish:**  
Dalston

**Date of Receipt:**  
14/02/2012

**Agent:**

**Ward:**  
Dalston

**Location:**

**Grid Reference:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

Lakerigg Barn, Lakerigg, Dalston, Carlisle, Cumbria, 336460 548217  
CA5 7BS

**Proposal:** Change Of Use Of Outbuilding To 2No. Holiday Units (Revised Application To Include Windows On Side Elevation Instead Of Rooflights)

**Amendment:**

**Decision:** Grant Permission

**Date:** 04/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0131

**Applicant:**  
Mr Gavican

**Parish:**  
Carlisle

**Date of Receipt:**  
20/02/2012

**Agent:**  
Inhouse Design  
Consultancy Ltd

**Ward:**  
Castle

**Location:**  
45 Coledale Meadows, Carlisle, CA2 7NZ

**Grid Reference:**  
338312 556249

**Proposal:** Erection Of Single Storey Rear Extension To Provide Lounge And Utility Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0133

**Applicant:**  
Nigel Thompson  
Developments Limited

**Parish:**  
Hayton

**Date of Receipt:**  
14/02/2012 16:00:14

**Agent:**  
Alpha Design

**Ward:**  
Hayton

**Location:**  
L/A Fenton Farm, Fenton, Carlisle, CA8 9JZ

**Grid Reference:**  
350267 556094

**Proposal:** Erection Of 2no. Dwellings (Revised House Type For Plots 1 & 2 Of Previously Approved Appn 11/0024) (Part Retrospective)

**Amendment:**



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 03/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0134

**Applicant:**  
Mr Famelton

**Parish:**  
Kingwater

**Date of Receipt:**  
15/02/2012

**Agent:**  
H & H Land & Property

**Ward:**  
Multiple Wards

**Location:**  
Horse Holme, Gilsland, Carlisle, CA8 7BA

**Grid Reference:**  
366854 571073

**Proposal:** Erection Of General Purpose Agricultural Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0136

**Applicant:**  
Nigel Thompson  
Developments Ltd

**Parish:**  
Hayton

**Date of Receipt:**  
15/02/2012

**Agent:**  
Alpha Design

**Ward:**  
Hayton

**Location:**  
L/A Fenton Farm, Fenton, Carlisle, CA8 9JZ

**Grid Reference:**  
350267 556094

**Proposal:** Non Material Amendment Relating To Plots 3 & 4 To Include PV Panels  
On South East Elevation Roof

**Amendment:**

**Decision:** Amendment Accepted  
28/02/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
12/0143

**Applicant:**  
Mr A Miah

**Parish:**  
Carlisle

**Date of Receipt:**  
17/02/2012

**Agent:**

**Ward:**  
Harraby

**Location:**  
33 Mallyclose Drive, Carlisle, Cumbria, CA1 3HH

**Grid Reference:**  
342583 553340

**Proposal:** Non Material Amendment Of Previously Approved Planning Application  
11/0332 To Change The External Finish Of The Rear Extension And  
Substitution Of Roof Tiles

**Amendment:**

**Decision:** Amendment Accepted  
12/03/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0156

**Applicant:**  
Mr David Kemp

**Parish:**  
Brampton

**Date of Receipt:**  
05/03/2012

**Agent:**  
Northdale Properties

**Ward:**  
Brampton

**Location:**  
Croft End, Longtown Road, Brampton, CA8 1AN

**Grid Reference:**  
352754 561133

**Proposal:** Discharge Of Condition 8 (Root Protection Barrier) Of Previously  
Approved Permission 11/0478

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0157

**Applicant:**  
Sainsbury's Supermarket  
Ltd

**Parish:**

**Date of Receipt:**  
24/02/2012

**Agent:**  
Turley Associates

**Ward:**  
Castle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

L/A Junction of Bridge Street and Bridge Lane,  
Carlisle CA2 5TA

**Grid Reference:**

339343 556110

**Proposal:** Discharge Of Condition 20 (Samples/Details Of External Materials) Of  
Previously Approved Permission 09/0512

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0163

**Applicant:**

Possfund Custodian  
Trustees Limited

**Parish:**

Carlisle

**Date of Receipt:**

28/02/2012

**Agent:**

Savills (Commercial)  
Limited

**Ward:**

Currock

**Location:**

St Nicholas Retail Park, St Nicholas Gate, St  
Nicholas, Carlisle

**Grid Reference:**

340834 555100

**Proposal:** Non Material Amendment Of Previously Approved Planning Application  
09/0978

**Amendment:**

**Decision:** Amendment Accepted  
23/03/2012

**Date:**

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**

12/0164

**Applicant:**

Julia Stephenson

**Parish:**

Carlisle

**Date of Receipt:**

27/02/2012

**Agent:**

Hogg & Robinson (Design  
Services) Limited

**Ward:**

Currock

**Location:**

65 Beaumont Road, Carlisle, CA2 4RJ

**Grid Reference:**

340213 553675

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of Conservatory To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0186

**Applicant:**  
David Bimson & Patricia  
Martin

**Parish:**  
Beaumont

**Date of Receipt:**  
02/03/2012

**Agent:**

**Ward:**  
Burgh

**Location:**  
Monkhill Hall Farm, Monkhill, Burgh By Sands,  
Carlisle, Cumbria, CA5 6DG

**Grid Reference:**  
334397 558420

**Proposal:** Discharge Of Conditions 4 (Drainage) & 5 (Archaeological Watching  
Brief) Of Previously Approved Planning Application 11/0723

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0187

**Applicant:**  
Mr Stephen Duddy

**Parish:**  
Askerton

**Date of Receipt:**  
05/03/2012

**Agent:**  
Abacus Building Design

**Ward:**  
Multiple Wards

**Location:**  
Lees Hill Farm, Lees Hill, Nr Brampton, CA8 2BB

**Grid Reference:**  
355574 568137

**Proposal:** Non Material Amendment Of Previously Approved Appn Ref: 08/0281 To  
Include Changes To Materials And Removal Of 5no. Window Openings

**Amendment:**

**Decision:** Amendment Accepted

**Date:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

02/04/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/0245

**Applicant:**  
Mr D Jackson

**Parish:**  
Brampton

**Date of Receipt:**  
21/03/2012

**Agent:**

**Ward:**  
Brampton

**Location:**  
The White House, Main Street, Brampton, Cumbria,  
CA8 1SB

**Grid Reference:**  
352933 561162

**Proposal:** Discharge Of Condition 2 (Landscaping Scheme) Of Previously  
Approved Permission 11/0955

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/03/2012

---

Between 25/02/2012 and 05/04/2012

**Appn Ref No:**  
12/9003

**Applicant:**

**Parish:**  
Multiple Parishes

**Date of Receipt:**  
05/03/2012

**Agent:**  
Miss Lesley Hulett

**Ward:**  
Lyne

**Location:**  
Bolton Fell Moss & Peat Works, Kernal Hill,  
Roweltown, Hethersgill

**Grid Reference:**  
349841 569189

**Proposal:** Variation Of Condition 11 Of Planning Consent 97/9025/CTY To Exclude  
Reference To Dalgleish Field

**Amendment:**

**Decision:** City Council Observation - Raise No Objection

**Date:** 30/03/2012

---