

Development Control Committee Main Schedule

Schedule of Applications for
Planning Permission

16th December 2011

Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
01.	<u>11/0595</u> A	Waverley Viaduct, River Eden, Willowholme, CA2	<u>SD</u>	1
02.	<u>11/0701</u> A	Waverley Viaduct, River Eden, Willowholme, CA2 7NY	<u>SD</u>	12
03.	<u>10/1102</u> A	Beck Burn Peat Works, Springfield, Longtown, Cumbria CA6 5NH	<u>ST</u>	18
04.	<u>11/0863</u> A	Land at Norfolk Street, Denton Holme, Carlisle, Cumbria	<u>SG</u>	48
05.	<u>11/0730</u> A	Land Adjacent Beech Cottage, Cumwhinton, Carlisle, CA4 8DL	<u>SG</u>	168
06.	<u>11/0818</u> A	Land adj The Sheiling & Meadow View, School Road, Cumwhinton	<u>RJM</u>	186
07.	<u>11/0716</u> A	Ardneil, Aglionby, Carlisle, CA4 8AQ	<u>SD</u>	207
08.	<u>11/0922</u> A	Land at Water Street, Carlisle, CA2 5AW	<u>RJM</u>	216
09.	<u>11/0941</u> A	11 Holme Fauld, Scotby, Carlisle, Cumbria, CA4 8BL	<u>BP</u>	231
10.	<u>11/0955</u> A	The White House, Main Street, Brampton, Cumbria, CA8 1SB	<u>RJM</u>	242
11.	<u>10/0986</u> A	Caxton Road, Newtown Industrial Estate, Carlisle CA2 7HS	<u>SG</u>	255
12.	<u>11/0822</u> A	2 Roman Retreat, Burthinghurst, Walton, Brampton CA8 2JW	<u>RJM</u>	267
13.	<u>11/0859</u> A	Two Castles Housing Association, 3 Castle Street, Carlisle, CA3 8SY	<u>SD</u>	274
14.	<u>11/0872</u> A	Two Castles Housing Association, 3 Paternoster Row, Carlisle, CA3 8TT	<u>SD</u>	283

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 02/12/2011 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 07/02/2011.

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

SCHEDULE A

SCHEDULE A

SCHEDULE A: Applications with Recommendation

11/0595

Item No: 01

Date of Committee: 16/12/2011

Appn Ref No:
11/0595

Applicant:
BRB (Residuary) Ltd

Parish:
Kingmoor

Date of Receipt:
08/08/2011

Agent:
Jacobs UK Limited

Ward:
Stanwix Rural

Location:

Waverley Viaduct, River Eden, Willowholme, CA2

Proposal: Temporary Consent For Retention Of Existing Steel Palisade Security Fences Located At Each End Of Viaduct For A Further 3 Years

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Impact On The Character Of The Area And On The Listed Viaduct

3. Application Details

The Site

- 3.1 Members will recall that this application was deferred at the last committee so that a site visit could be undertaken.
- 3.2 Waverley Viaduct, which is owned by BRB (Residuary) Ltd, is a six span viaduct constructed entirely of masonry, which was built to carry a railway line across the river and as a consequence only has low parapet walls along its edges. The structure was listed in 1994.
- 3.3 Fencing was put in place at ends of viaduct in 1983/4 in order to prevent public access. This was as a result of vandalism to the parapet, when some 70m was pushed into the river. When the viaduct was listed, two rows of back to back palisade fencing, which varied in height from 1.8m to 2.1m, was in place at either end of the viaduct. BRB tried to open up the viaduct to the public in 2008 and erected timber fencing along the edge of the viaduct but

this was vandalised straight away. Following this, BRB reverted back to maintaining barriers at either end of the viaduct in order to prevent public access.

- 3.4 The barriers that are currently in place consist of dark green steel sheeting, fixed to palisade fencing. The maximum height of the fencing is 2.1m. The steel sheeting has been successful in reducing public access to the viaduct.
- 3.5 The County Council's Definitive Map of Public Rights of Way identifies Rights of Way adjacent to Waverley Viaduct on the north and south sides of the River Eden, but does not identify a Right of Way across the viaduct.

Background

- 3.6 In March 2010, temporary planning permission and Listed Building Consent were granted by the Development Control Committee for the retention of existing steel palisade security fences located at each end of the viaduct. This permission expired on 31st March 2011.
- 3.7 BRB is keen to transfer ownership of the viaduct to another body and would be prepared to pay a lump sum for future maintenance. The City Council has been in discussions with BRB about the future of the viaduct and these discussions are on-going.

The Proposal

- 3.8 The proposal is seeking temporary retrospective planning permission for the retention of the existing steel palisade security fences located at each end of the viaduct for a further 3 years.

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 ten neighbouring properties. Twenty five letters of objection and two letters of support have been received.
- 4.2 The letters of objection make the following points:
 - 1. fences should be erected beside a footpath crossing the bridge, the cost being born by the developer;
 - 2. Council should resolve the access problems and either pay for protective fencing or persuade BRB to do so;
 - 3. there should be no further delay in re-opening the viaduct - a petition has been signed by over 2,000 people who want the viaduct re-opened. Council should encourage public access and not hinder exercise;
 - 4. opening up the viaduct would have many benefits - ideal for recreation and would provide a link to the nature reserves on the north side of the river.

Would boost tourism by providing a northern link to Hadrian's Wall;

5. if another temporary consent is granted, it should be for a maximum of 6 months;

6. the barriers divide the city and prevent integration;

7. the barriers are unsightly and adversely affect the listed structure, which should be an asset;

8. this is a historic and beautiful structure scarred by inappropriate and ugly barriers;

9. unchallenged use of a footpath by the public for at-least 20 years may be rise to a presumption of dedication under Section 31 of the Highways Act 1980 - the viaduct has been used by the public for at-least 30 years;

10. only one side of the fencing has been painted green - on sunny days the unpainted sides can be seen from miles away;

11. the vandalised fencing has been left and this detracts from the viaduct;

12. gateways in a similar style to Engine Lonning could be provided at the bridge entry and exit points;

13. the last permission was only temporary and BRB are supposed to working up a scheme to repair the parapets and come up with an acceptable long-term solution, neither of which have been done;

14. the new road bridge when it opens does not have an access to the other side of the river - the viaduct would provide this;

15. the barriers create a danger to those that continue to climb around them in order to cross the bridge;

16. a number of other viaducts in other parts of the country (Lambley Viaduct near Haltwhistle; Smardale Gill Viaduct at Kirby Stephen; Conisborough Viaduct across the River Don) have been opened as footpaths and cycleways.

4.3 Cllr Fiona Robson has objected to the application. She considers that the barriers are unsightly and are acting as a magnet for graffiti. The viaduct is on the route of the Solway Coastal Route and Hadrian's Wall Path and it is important that Carlisle is shown in the best possible light to tourists walking along these routes. Now would be a good opportunity to explore BRB's responsibility regarding the viaduct. Rather than these barriers it would be in everyone's interests if BRB repaired the parapet wall and installed paladin anti-climb fencing along the centre of the viaduct. These would be a less unsightly approach to making the viaduct safe.

4.4 County Councillor Stockdale recently chaired a public meeting on the

Waverley Viaduct, which was attended by at-least 80 residents and councillors, who unanimously supported the campaign to re-open the viaduct. He objects to the current application as it further blocks progress towards the valuable potential heritage of this site for the city.

- 4.5 The two letters of support want the barriers to be retained in place. They prevent trespass onto the bridge and onto farmland on the north side of the River Eden and reduce risk to the public and the structure.
- 4.6 Cllr Bainbridge has submitted some comments on the application. The current barriers were constructed to replace the numerous smaller barriers, which were frequently vandalised/ broken, in order to gain illegal access over the viaduct. As a consequence, the two landowners on the north side of the bridge and the bridge itself suffered damage and loss. These current barriers have reduced such occurrences and protected the bridge from further damage. The refusal of these applications will not result in free public access over the bridge but will lead to the re-instatement of substandard barriers which have failed to prevent damage and trespass, which would be a retrograde step. The re-opening of the viaduct and the current planning applications are separate issues. A number of comments, including those of the Countryside Officer, are not focussed on this application but rather on the broader theme of the viaduct. The applicants wish to have permission for three years and the Planning Dept recommends permission is granted for one year. Given the recent communication between the Council and BRB and the need to consult with the landowners on the north side of the viaduct, a further temporary three permission is more suited to the current situation.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections, but would urge the applicant to consider a more permanent remedy;

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

English Heritage - North West Region: - no objections to the retention of the security/ safety fencing on the viaduct, on the basis that evidence of the development of a plan for its long-term preservation is demonstrated. The viaduct appears to be generally sound but is clearly in a deteriorating condition and requires re-establishment of a use in order to secure its significance and sustainable future. The long-term preservation of the fabric of the viaduct must be achieved without compromising its fundamental significance. The proposed security fencing will detract from the character, appearance and function of the bridge. English Heritage understand that this is a temporary measure, which is considered necessary for safety reasons, on which basis there is no fundamental objection. As the use of the bridge is currently uncertain, suggest that action is taken to clarify the physical condition of the bridge, arrest any identified deterioration and identify works necessary to bring the bridge back into use;

Natural England: - no objections, given the nature and scale of the proposals;

Kingmoor Parish Council: - support the fencing, which prevents trespass onto the viaduct and farmland on the north side of the River Eden, with consequent reduction in risk of personal and structural harm;

Ramblers Association: - comments awaited;

Hadrian's Wall Heritage Limited: - comments awaited;

Cumbria County Council - (Highway Authority - Footpaths): - comments awaited;

Green Spaces - Countryside Officer - disappointed to see that a longer term solution to this issue still has not been put forward by BRB. Would like to see the bridge opened up for pedestrian access as it provides a fantastic footpath link. No security measures have so far worked, therefore why not open it up, and fence off a footpath down the centre of the bridge? This solution would mitigate any danger from falling due to the bridge coping stones being removed. The existing security fence is extremely unsightly and not in keeping with a urban fringe countryside site. If indeed the fence is too become a permanent addition to the bridge then more thought needs to be given to the appearance of the fence. Since these panels have been in place they have attracted graffiti and there is evidence that people are still trying to get round the sides of the metal panels to gain access to the bridge and putting themselves at great risk in doing so. Also the panels are not in keeping with a countryside site which has walkers from all over the world using the Hadrian's Wall National Trail. Therefore for these reasons not in support of this application and would once again urge BRB to come up with a permanent solution as soon as possible. I would consider repeated temporary planning applications for planning permission is unacceptable.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, LE2, LE4, LE7, LE12, LE13 and LC2 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Impact On The Character Of The Area And On The Listed Viaduct

6.2 The steel sheeting looks very unsightly. The fencing is clearly visible from the surrounding area, including from the public footpaths that run in close proximity to the northern and southern ends of the viaduct. It has a significant adverse impact on the character of the area and on the listed viaduct, which is constructed of stone and only has a low parapet wall along its edge. The retention of this fencing in the long-term would not be acceptable.

6.3 BRB is currently trying to come up with a long-term solution for the future of

the structure. Until this is resolved, it is trying to prevent public access, to reduce the risk of vandalism and for public safety reasons. In order to do this, it wants to retain the security fencing for a further three years.

- 6.4 BRB is currently in discussions with the City Council about the future of the viaduct. The provision of a fenced footpath down the centre of the viaduct is currently being explored and Sustainable Carlisle has produced a plan of this for consideration. In other parts of the country BRB has worked with Trusts and local Councils in order to open up viaducts for public access. It has lease agreements in place with some organisations, where the organisations are responsible for the parapet, path and waterproofing and BRB is responsible for everything else. This option could be explored for Waverley Viaduct.
- 6.5 A key issue which would need to be resolved if public access is to be provided across the viaduct is that of land ownership on the north side of the River Eden. The owner of the land adjacent to the viaduct, which the public would have to cross in order to get from the viaduct onto the public footpaths on the north side of the river, supports the retention of the security fences and does not want public access over the viaduct. Unless this issue can be resolved through negotiation with the landowner, then the provision of public access over the viaduct would not be appropriate, given that it would lead to issues of trespass on the north side of the river.
- 6.6 Given the continued dialogue with BRB about the future of the viaduct and the need for further discussions with Sustainable Carlisle and the landowner on the north side of the river, the granting of a further temporary consent is considered to be acceptable. A temporary permission for another three years seems excessive, but a further permission for one year would allow the above issues to be explored further.
- 6.7 If Members are minded to refuse planning permission and Listed Building Consent for the current proposals, BRB would revert back to the palisade fencing which was in place when the structure was listed in 1994. Members should also be aware that anybody going onto the viaduct is trespassing, given that there is no public right of way over the structure.

Conclusion

- 6.8 Whilst the current fence is unsightly and has an adverse impact on the character of the area and on the listed viaduct, its retention for a further temporary twelve month period would be acceptable, whilst the issues over the long-term future of viaduct are explored.

7. Planning History

- 4.1 In September 2000, planning permission and Listed Building Consent were granted for maintenance work to the bridge, including masonry repairs, re-pointing, tie bars and patress plate installation, painting and fencing works (00/0459 & 00/0466).

- 4.2 In March 2010, temporary planning permission and Listed Building Consent were granted for the retention of existing steel palisade security fences located at each end of the viaduct (09/1094 & 09/1135).
- 4.3 In July 2010, temporary Listed Building Consent was granted for additional palisade outstands to existing palisade fencing located at each end of viaduct (10/0471).

8. Recommendation: Grant Permission

1. The approved documents for this Planning Permission comprise:
1. the submitted planning application form, received 15 July 2011;
 2. Design & Access Statement, received 15 July 2011;
 3. Site Plan, received 25 July 2011 (Drawing No. B123600-ETC 265-002);
 4. Block Plan, received 25 July 2011 (Drawing No. B123600-ETC 265-002);
 5. Elevations & Sections, received 15 July 2011 (Drawing No. J98238A-YCE-432 Rev 0);
 6. Palisade Fencing Elevation, received 25 July 2011 (Drawing No. B123600-ETC 265-003);
 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.

2. The fences hereby approved, shall be removed and there shall be carried out such works as may be required for the reinstatement of the land to the satisfaction of the Local Planning Authority by not later than the 31st December 2012.

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



-	26.05.10	FOR INFORMATION PURPOSES	CA	CRH	-
REV	REVISION DATE	PURPOSE OF REVISION	DRWH	CHECKED	APPROVED



1st FLOOR, WORTHAM HOUSE, 3 ANDERS STREET, YORK, YO1 8NZ, ENGLAND
 TEL:+44(0)1904 851 700 FAX:+44(0)1904 851 801
 WEB SITE: WWW.JACOBS.COM

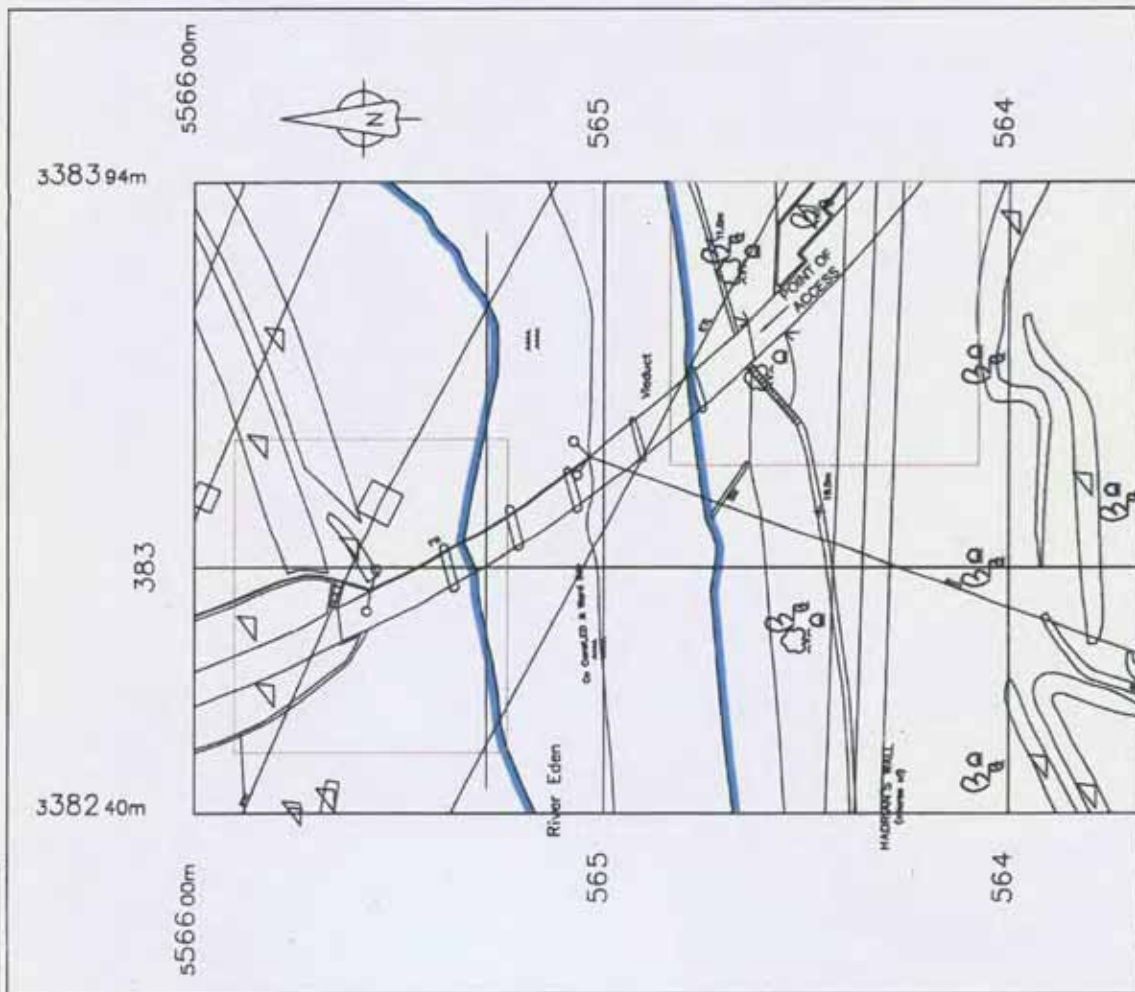


BRB (Residuary)
Ltd

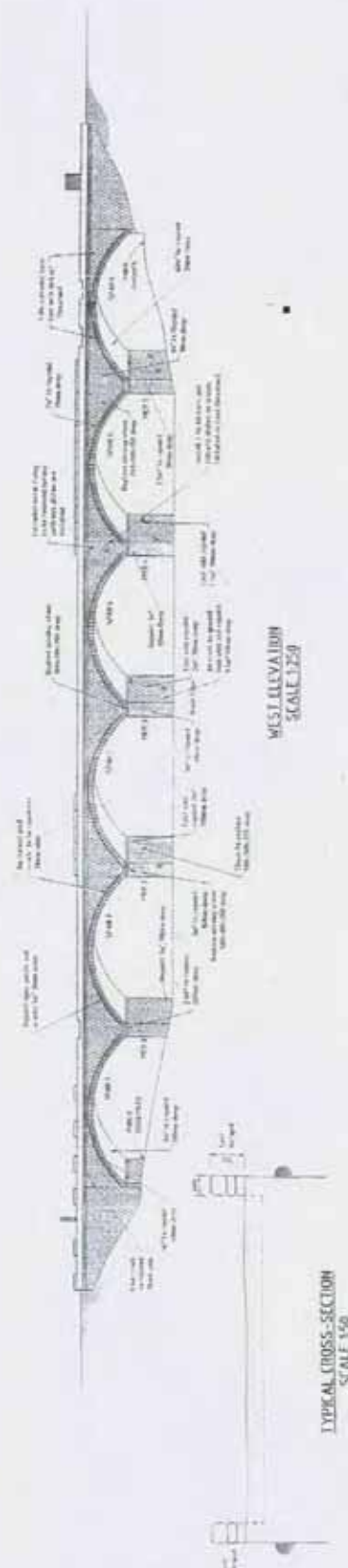
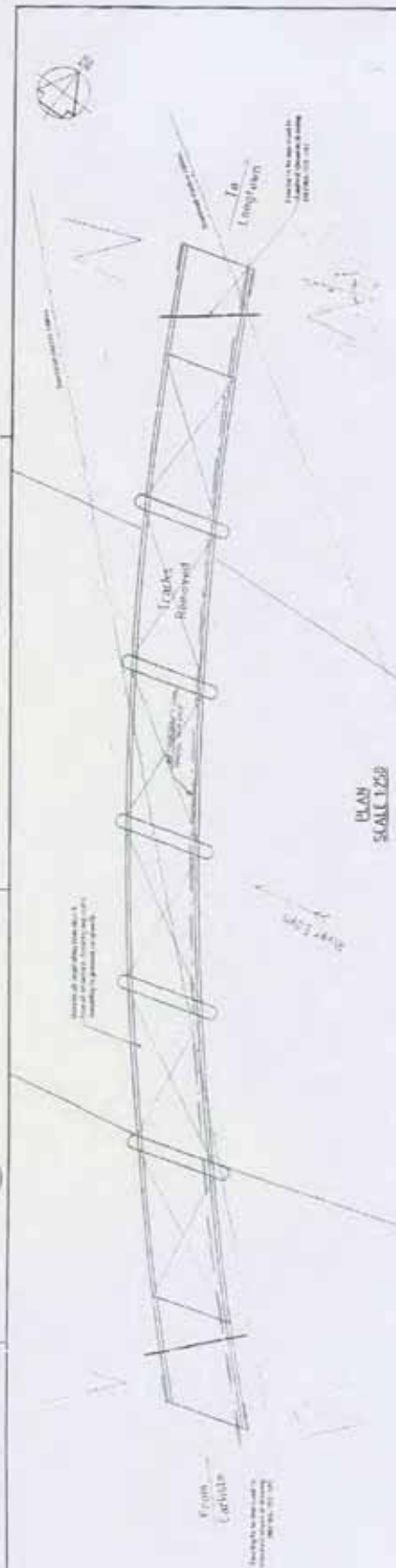
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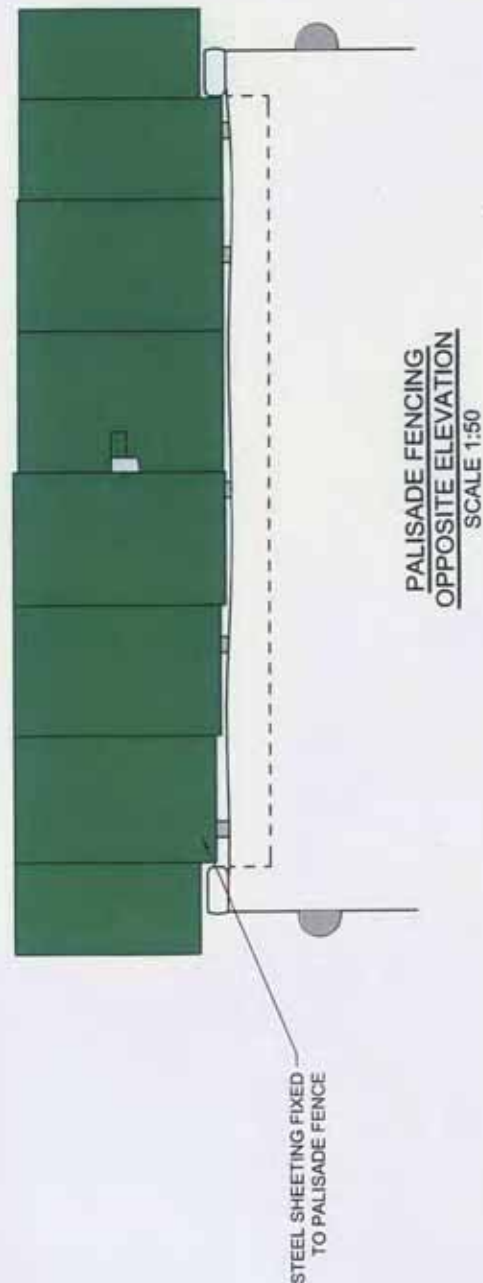
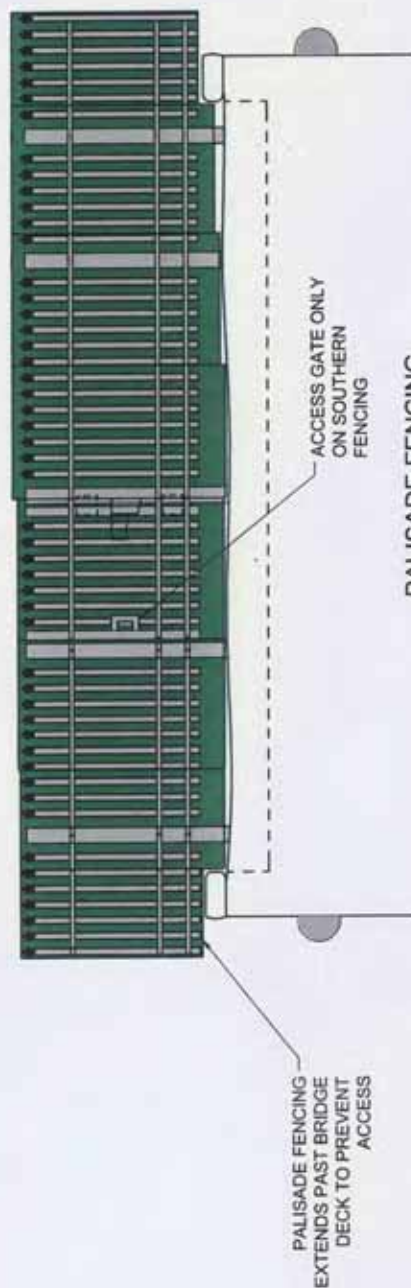
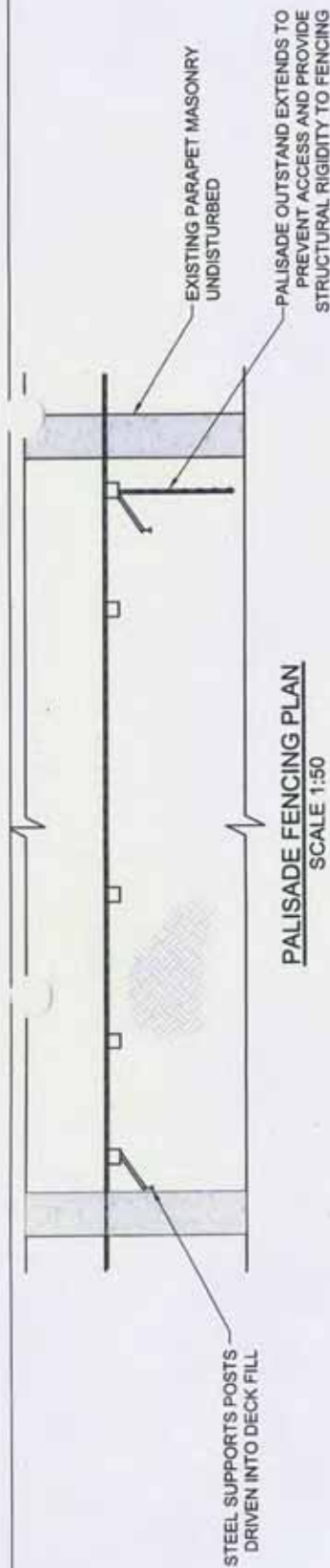
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<p>1957-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-27</p>



REV	REVISION DATE	FOR INFORMATION PURPOSES	OWN	CEN	CEN	APPROVED
-	22.12.09	PURPOSE OF REVISION	OWN	CEN	CEN	APPROVED

JACOBS 1st FLOOR, NORTHERN HOUSE, 9 ROUGHEN STREET, YORK, YO1 8HZ, ENGLAND TEL: +44(0)1904 881 700 FAX: +44(0)1904 881 801 WEBSITE: WWW.JACOBS.CO.UK	
CLIENT	BRB (Residuary) Ltd
PROJECT	MAJOR WORKS PROGRAMME 2009-2012
DRAWING TITLE	STRUCTURE ETC 265 BRIDGE PALISADE FENCING ELEVATION
DRAWING STATUS	FOR INFORMATION PURPOSES ONLY
SCALE:	1:50 @ A3
JACOBS No.	B12360-AR
CLIENT No.	
DRAWING NUMBER	B123600-ETC 265-003
REV	-

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SCHEDULE A: Applications with Recommendation

11/0701

Item No: 02

Date of Committee: 16/12/2011

Appn Ref No:
11/0701

Applicant:
BRB (Residuary) Ltd

Parish:
Kingmoor

Date of Receipt:
17/08/2011 08:00:21

Agent:
Jacobs UK Ltd

Ward:
Stanwix Rural

Location:

Waverley Viaduct, River Eden, Willowholme, CA2
7NY

Proposal: Temporary Consent For Retention Of Existing Steel Palisade Security
Fences Located At Each End Of Viaduct For A Further 3 Years (LBC)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Impact On The Listed Waverley Viaduct

3. Application Details

The Site

- 3.1 Members will recall that this application was deferred at the last committee so that a site visit could be undertaken.
- 3.2 Waverley Viaduct, which is owned by BRB (Residuary) Ltd, is a six span viaduct constructed entirely of masonry, which was built to carry a railway line across the river and as a consequence only has low parapet walls along its edges. The structure was listed in 1994.
- 3.3 Fencing was put in place at ends of viaduct in 1983/4 in order to prevent public access. This was as a result of vandalism to the parapet, when some 70m was pushed into the river. When the viaduct was listed, two rows of back to back palisade fencing, which varied in height from 1.8m to 2.1m, was in place at either end of the viaduct. BRB tried to open up the viaduct to the

public in 2008 and erected timber fencing along the edge of the viaduct but this was vandalised straight away. Following this, BRB reverted back to maintaining barriers at either end of the viaduct in order to prevent public access.

- 3.4 The barriers that are currently in place consist of dark green steel sheeting, fixed to palisade fencing. The maximum height of the fencing is 2.1m. The steel sheeting has been successful in reducing public access to the viaduct.

Background

- 3.5 In March 2010, temporary planning permission and Listed Building Consent were granted by Development Control Committee for the retention of existing steel palisade security fences located at each end of the viaduct. This permission expired on 31st March 2011.
- 3.6 BRB is keen to transfer ownership of the viaduct to another body and would be prepared to pay a lump sum for future maintenance. The City Council has been in discussions with BRB about the future of the viaduct and these discussions are on-going.

The Proposal

- 3.7 The proposal is seeking temporary retrospective planning permission for the retention of the existing steel palisade security fences located at each end of the viaduct for a further 3 years.

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 ten neighbouring properties. Twenty five letters of objection and two letters of support have been received to this application and the accompanying planning application.
- 4.2 The letters of objection make the following points:
1. as advised by English Heritage, the proposed security fencing detracts from the character, appearance and function of the bridge. It is almost 30 years since the parapet was damaged and this needs to be restored and the bridge re-opened;
 2. fences should be erected beside a footpath crossing the bridge, the cost being born by the developer;
 3. Council should resolve the access problems and either pay for protective fencing or persuade BRB to do so;
 4. there should be no further delay in re-opening the viaduct - a petition has been signed by over 2,000 people who want the viaduct re-opened. Council should encourage public access and not hinder exercise;

5. opening up the viaduct would have many benefits - ideal for recreation and would provide a link to the nature reserves on the north side of the river. Would boost tourism by providing a northern link to Hadrian's Wall;
6. if another temporary consent is granted, it should be for a maximum of 6 months;
7. the barriers divide the city and prevent integration;
8. the barriers are unsightly and adversely affect the listed structure, which should be an asset;
9. this is a historic and beautiful structure scarred by inappropriate and ugly barriers;
10. unchallenged use of a footpath by the public for at-least 20 years may be rise to a presumption of dedication under Section 31 of the Highways Act 1980 - the viaduct has been used by the public for at-least 30 years;
11. only one side of the fencing has been painted green - on sunny days the unpainted sides can be seen from miles away;
12. the vandalised fencing has been left and this detracts from the viaduct;
13. gateways in a similar style to Engine Lonning could be provided at the bridge entry and exit points;
14. the last permission was only temporary and BRB are supposed to working up a scheme to repair the parapets and come up with an acceptable long-term solution, neither of which have been done;
15. the new road bridge when it opens does not have an access to the other side of the river - the viaduct would provide this;
16. the barriers create a danger to those that continue to climb around them in order to cross the bridge;
17. a number of other viaducts in other parts of the country (Lambley Viaduct near Haltwhistle; Smardale Gill Viaduct at Kirby Stephen; Conisborough Viaduct across the River Don) have been opened as footpaths and cycleways.

- 4.3 Cllr Fiona Robson has objected to the application. She considers that the barriers are unsightly and are acting as a magnet for graffiti. The viaduct is on the route of the Solway Coastal Route and Hadrian's Wall Path and it is important that Carlisle is shown in the best possible light to tourists walking along these routes. Now would be a good opportunity to explore BRB's responsibility regarding the viaduct. Rather than these barriers it would be in everyone's interests if BRB repaired the parapet wall and installed paladin anti-climb fencing along the centre of the viaduct. These would be a less

unsightly approach to making the viaduct safe.

- 4.4 County Councillor Stockdale recently chaired a public meeting on the Waverley Viaduct, which was attended by at-least 80 residents and councillors, who unanimously supported the campaign to re-open the viaduct. He objects to the current application as it further blocks progress towards the valuable potential heritage of this site for the city.
- 4.5 The two letters of support want the barriers to be retained in place. They prevent trespass onto the bridge and onto farmland on the north side of the River Eden and reduce risk to the public and the structure.
- 4.6 Cllr Bainbridge has submitted some comments on the application. The current barriers were constructed to replace the numerous smaller barriers, which were frequently vandalised/ broken, in order to gain illegal access over the viaduct. As a consequence, the two landowners on the north side of the bridge and the bridge itself suffered damage and loss. These current barriers have reduced such occurrences and protected the bridge from further damage. The refusal of these applications will not result in free public access over the bridge but will lead to the re-instatement of substandard barriers which have failed to prevent damage and trespass, which would be a retrograde step. The re-opening of the viaduct and the current planning applications are separate issues. A number of comments, including those of the Countryside Officer, are not focussed on this application but rather on the broader theme of the viaduct. The applicants wish to have permission for three years and the Planning Dept recommends permission is granted for one year. Given the recent communication between the Council and BRB and the need to consult with the landowners on the north side of the viaduct, a further temporary three permission is more suited to the current situation.

5. Summary of Consultation Responses

English Heritage - North West Region: - no objections to the retention of the security/ safety fencing on the viaduct, on the basis that evidence of the development of a plan for its long-term preservation is demonstrated. The viaduct appears to be generally sound but is clearly in a deteriorating condition and requires re-establishment of a use in order to secure its significance and sustainable future. The long-term preservation of the fabric of the viaduct must be achieved without compromising its fundamental significance. The proposed security fencing will detract from the character, appearance and function of the bridge. English Heritage understand that this is a temporary measure, which is considered necessary for safety reasons, on which basis there is no fundamental objection. As the use of the bridge is currently uncertain, suggest that action is taken to clarify the physical condition of the bridge, arrest any identified deterioration and identify works necessary to bring the bridge back into use.

6. Officer's Report

Assessment

- 6.1 This application for Listed Building Consent, relates to the same development at Waverley Viaduct as proposed under application 11/0595, which precedes this report in the schedule. The principal issues raised by the application are set out in the report for application 11/0595.

7. Planning History

- 4.1 In September 2000, planning permission and Listed Building Consent were granted for maintenance work to the bridge, including masonry repairs, re-pointing, tie bars and patress plate installation, painting and fencing works (00/0459 & 00/0466).
- 4.2 In March 2010, temporary planning permission and Listed Building Consent were granted for the retention of existing steel palisade security fences located at each end of the viaduct (09/1094 & 09/1135).
- 4.3 In July 2010, temporary Listed Building Consent was granted for additional palisade outstands to existing palisade fencing located at each end of viaduct (10/0471).

8. Recommendation: Grant Permission

1. The approved documents for this Planning Permission comprise:
1. the submitted planning application form, received 17 August 2011;
 2. Design & Access Statement, received 17 August 2011;
 3. Site Plan, received 17 August 2011 (Drawing No. B123600-ETC 265-002);
 4. Block Plan, received 17 August 2011 (Drawing No. B123600-ETC 265-002);
 5. Palisade Fencing Elevation, received 17 August 2011 (Drawing No. B123600-ETC 265-003);
 6. Proposed Palisade Fencing, received 17 August 2011 (Drawing No. BAL-01-ETC/265);
 7. Proposed Palisade Fencing Plan, received 17 August (Drawing No. BAL-02-ETC/265);
 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.

2. The fences hereby approved, shall be removed and there shall be carried out such works as may be required for the reinstatement of the land to the satisfaction of the Local Planning Authority by not later than the 31st December 2012.

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

SCHEDULE A: Applications with Recommendation

10/1102

Item No: 03

Date of Committee: 16/12/2011

Appn Ref No:
10/1102

Applicant:
EDF Energy Renewables

Parish:
Kirkandrews

Date of Receipt:
13/12/2010

Agent:
EDF Energy Renewables

Ward:
Longtown & Rockcliffe

Location:

Beck Burn Peat Works, Springfield, Longtown,
Cumbria CA6 5NH

Proposal: Erection Of 9No. 126 Metre 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

REPORT

Case Officer: Shona Taylor

Summary

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

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

While conditions could address many of the matters raised like noise, shadow flicker, design, contamination etc, the absence of any proposed solution (based on verified technical data and the agreement of the MoD to the scheme) means that they currently cannot address the impact on Eskdalemuir Station.

1. Recommendation

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

2. Main Issues

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

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.

The Proposal

- 3.6 The scheme involves the construction of 9 wind turbines, with a maximum height of 126.25m (80m hub height and 45m blades). The rotor and nacelle would be mounted on a tapered steel tower with each turbine having three blades. The proposed turbines are a pale grey colour and will have a semi-matt surface to minimise reflection. They have foundations approximately 17m in diameter by 3m deep. There may be some micro-siting of the turbines that could result in their positions varying by up to 20 metres from the locations shown on the submitted plans. Each turbine is to have a capacity of up to 2MW providing a total maximum capacity of up to 18 MW.
- 3.7 The turbines will be laid out in a grid format, in three north west to south east lines of four, three and two turbines. The transformers for each turbine will be housed close to the base of each turbine. Connection cables will be underground and a grid connection building will be located on site. Grid connection will be to the substation on Electricity North West's Carlisle to Westlinton 33kv overhead line at Rockcliffe. Whilst the proposed route for grid connection is shown on the application drawings it does not form part of this application for planning permission.
- 3.8 The proposal includes the erection of a single storey control building measuring 10m by 8m with a ridge height of 5.7m located to the south-west of the site, near the site entrance, which will be via the existing road access to Scotts Peat works; the formation of access tracks to each turbine, and the replacement of the existing 60m anemometer mast with a 80m tall mast.
- 3.9 The construction period for the wind farm will be approximately 9months. The turbines would have a life of approximately 25 years after which the development would be decommissioned, with all major equipment and above ground structures removed from the site.
- 3.10 The submitted application is accompanied by a Statement of Community Involvement, Planning Statement, Design and Access Statement, and an Environmental Statement.
- 3.11 The City Council has commissioned an independent Landscape and Visual Impact Assessment prepared by Eden Environment Ltd. The consultation comments of the County Council were also accompanied by a copy of the relevant landscape report prepared by the County Council's Principal Planning Officer.

4. Summary of Representations

- 4.1 The submitted Statement of Community Involvement explains that the applicant undertook pre-application consultation exercises in August and September 2010. In total 39% of respondents stated their support for the Beckburn Wind Farm proposals, with a further 27% undecided.
- 4.2 Following receipt of the application it has been advertised in the form of a press notice, the display of site notices around the perimeter of the application site, and written notification to the occupiers of 109 neighbouring properties inclusive of those who responded to the initial consultation exercise undertaken by the developers.
- 4.3 At the time of preparing the report 275 letters or e-mails have been received of which 161 raise objections with 110 expressions of support. One petition objecting to the proposal has also been received along with 3 letters of comment.
- 4.4 The objections cover a number of matters and these are summarised as follows:

LANDSCAPE AND VISUAL

1. Impact on the surrounding landscape including setting of Hadrian's Wall World Heritage site, the Bewcastle Fells, The Scottish Borders, Historic Carlisle, The Lake District National Park and The Pennine Way;
2. The turbines will be out of scale with the local topography or any man-made features in the area;
3. Will compromise the landscape character of the adjacent Solway Coast AONB;
4. Dangerous distraction for drivers in the locality;
5. Already a proliferation of turbines in the area;
6. These should be erected off-shore;
7. Cumulative impact of yet another wind farm in the M74 Corridor/East Dumfriesshire area;
8. The development would 'open up' the area for further wind development;
9. There is also a proposed methane extraction site at Becklees Farm, less than a mile from this site.

ECONOMIC

1. Damage to the local economy;
2. Damage to the tourist economy, particularly Gretna Green;
3. Impact on house prices;
4. Threat to local employment and future investment;
5. Query the amount and cost of power the wind farm will produce - unreliability of the wind supply;
6. More suitable alternative green sources of energy;
7. Not viable, only profitable due to huge subsidies;
8. Impact upon potential plans for a sculpture on the border by the Gretna Landmark Trust.

LIVING CONDITIONS/HEALTH

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

ECOLOGY/CONSERVATION & ENVIRONMENT

1. Effects on nature conservation generally as well as protected species;
2. Impact on ornithology – particularly the pink footed geese, barnacle geese and swans which migrate over the Solway moss en-route to and from Caelaverock and The Solway Firth;
3. Effects on other species, including bats, barn owls, lapwings, curlews, oyster catchers, otters and adders;
4. Effects of thousands of tonnes of concrete and underground wires on the delicate ecosystem of the Peat Moss;
5. Beckburn is a peat moss which absorbs CO₂;
6. Detrimental impact on the historic landscape such as Netherby Hall;
7. The proposal site is the site of the Battle of The Solway Moss (1542).

AVIATION SAFETY

1. Potential danger related to the regular low flying aircraft in the area.

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

1. The wind farm will supply enough to meet the demands of approximately 10,000 homes each year, significantly offsetting the release of carbon dioxide over its 25 year lifespan;
2. Wind Farms in the UK are an essential part of our efforts to combat climate change by reducing carbon dioxide emissions from power generation through increased use of renewable energy resources;
3. Wind power must play a vital part in our energy mix alongside other energy sources;
4. The UK has 40% of the European wind resource and the potential to be world leader in this technology;
5. The wind farm would not affect enjoyment of living in or visiting the area;
6. Man-made climate change is the greatest global threat we face today;
7. Wind farms symbolise positive and necessary change;
8. The site is already peat works so the proposal will not impact upon farmland.

5. Summary of Consultation Responses

Cumbria County Council - Highway Authority: official response as part of Cumbria County Council (Wind Energy Consultations) response. However, the proposed route to the site should be detailed within the application;

English Heritage - North West Region: objection withdrawn after receipt of further information and visualisations;

Natural England: initial objections have been satisfied, Natural England have no objections to the proposal subject to the applicants entering into a S106 for a goose refuge site. However, some concerns remain regarding the impact of the proposal on the restoration of the site, however, they have conceded that this issue lies with the County Council, as the minerals authority, to resolve;

Carlisle Airport: no response received;

Ministry of Defence/Defence Estates: object to the proposal as it is within the statutory safeguarding area for the Eskdalemuir Seismological Recording station. Whilst the applicants consider the imposition of a condition can address these issues, the MOD have requested that a mitigation proposal from the applicants before a condition can be agreed;

Civil Aviation Authority: Carlisle Airport, the MoD and NATS should all be consulted on the proposal. There may be a need to install aviation obstruction lighting to some or all of the associated wind turbines should the development be granted;

National Air Traffic Services: no safeguarding objection to the proposal;

Carlisle City Council - Countryside Officer: no objections;

Carlisle City Council - Environmental Protection: no objections;

Cumbria County Council - Archaeological Services: no objections subject to the inclusion of two conditions on any approval;

Dumfries & Galloway Council: object to the proposal on the grounds of the negative visual impact of the proposal upon Dumfries and Galloway, due to the location of the application site adjacent to the regions boundary; the negative cumulative visual impact of the wind farm when taken into consideration with other existing and proposed wind farms in Dumfries & Galloway and Cumbria and the potentially detrimental impact the proposal would have on the Gretna Landmark Project;

Kirkandrews Parish Council: object to the proposal;

Arthuret Parish Council: no majority decision either way;

Springfield & Gretna Green Community Council: object to the proposal;

Gretna & Rigg Community Council: object to the proposal;

Cumbria Wildlife Trust: object to the proposal;

Royal Society for the Protection of Birds: no objections, subject to the inclusion of a condition on any grant of permission requesting that a decommissioning and site restoration scheme is submitted to the Local Authority;

Environment Agency: no objections subject to the submission of a peat restoration plan;

Cumbria County Council - Wind Energy Consultations: the County council registered an objection to the proposal as it is contrary to policies R44, E35, E37 and E39 of the Cumbria and Lake District Joint Structure Plan. They consider there is insufficient evidence to determine if significant adverse affect would arise to highway safety, the landscape setting of the Solway Coast AONB and the setting of the registered battlefield of Solway Moss, and the peat resource and its ability to be restored to raised mire as required by the current peat extraction planning consent and conditions; however, several of these issues have since been addressed directly with the Highway and Minerals departments;

BBC: no response received;

Network Rail: no objections;

The Coal Authority: the application site lies outside of the defined coalfield area. The Coal Authority therefore has no observations or specific comments to make on the application;

Solway Coast AONB Unit: object to the proposal on the grounds of views into and out of the AONB and the landscape and its setting;

Council for Protection of Rural England/Friends of the Lake District: consider that the proposal conflicts with Local Plan Policies CP1 and CP8, Structure Plan policy E37 and RSS policy EM1;

Cumbria Tourism: no response received;

United Utilities: no response received;

BT Openreach: no response received;

Joint Radio Co: In the case of this proposed wind energy development, JRC does not foresee any potential problems based on known interference scenarios and the data you have provided. However, if any details of the wind farm change, particularly the disposition or scale of any turbine(s), it will be necessary to re-evaluate the proposal;

Department for Transport - Highways Agency: no objection;

Digital Technology: 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 recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan unless and until the Localism Act is in force. Given that the Planning element of the Localism Act is not expected to be enacted until April 2012 it is inappropriate to give weight to the Government's intention to revoke the RSS at this stage. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the "saved policies" of the Cumbria and Lake District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership's Sub Regional Spatial Strategy 2008-2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).
- 6.3 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 10% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2010 (rising to at least 15% by 2015 and at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.4 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity. Policy E35 seeks to safeguard areas and features of nature conservation interest.
- 6.5 In terms of the LP policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policies CP2, LE2 and LE3 seek to ensure that development conserves and enhances the biodiversity value of areas. Policy CP8 deals with renewable energy and is permissive subject to a

number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be sensitively incorporated into the surrounding landscape and respect the local landscape character.

- 6.6 A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.
- 6.7 The site lies within landscape character sub type 2b Coastal Margin - Coastal Moss (Cumbria Landscape Character Guidance and Toolkit 2011). According to Map 8 (Landscape Capacity Assessment) of the Cumbria Wind Energy Supplementary Planning Document (July 2007) such a landscape has the capacity to accommodate schemes of 3-5 turbines, or exceptionally 6-9 turbines.
- 6.8 Other material considerations include PPS1 "Delivering Sustainable Development" and PPS1 Supplement "Planning and Climate Change"; PPS7 "Sustainable Development in Rural Areas"; PPS9 "Biodiversity and Geological Conservation"; and PPS22 "Renewable Energy" inclusive of "Planning for Renewable Energy – A Companion Guide to PPS22; Circular 8/93 "Costs in Planning and Other Proceedings"; Circular 11/95 "The Use of Conditions in Planning Permissions"; and Circular 1/2003 "Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas".
- 6.9 The Climate Change Supplement to PPS1 refers to the urgent need for action on climate change and encourages local authorities to tackle the causes and impacts of climate change through policies to promote, rather than restrict, the development of renewable energy sources such as wind power.
- 6.10 PPS22 indicates that renewable energy developments should be capable of being accommodated throughout England although the potential impact of renewable energy projects close to nationally designated areas (such as National Parks and Areas of Outstanding Natural Beauty) is a material consideration. ETSU-R-97 is to be used when assessing the impact of noise on nearby residents. PPS7 states that countryside policies should provide for the sensitive exploitation of renewable energy. PPS9 sets out the key principles relating to development and nature conservation. Planning decisions should aim to maintain, enhance, restore or add to biodiversity.
- 6.11 Paragraph 9 of Annex 3 of Circular 8/93 "Costs in Planning and Other Proceedings" highlights that planning authorities are expected to thoroughly consider relevant advice from a statutory consultee. Nevertheless, it is always the authority's sole responsibility to ensure that, if they adopt such advice, their decision is based on a complete understanding of the consultee's advice. In addition, paragraph 11 of Annex 3 of Circular 8/93 advises that planning authorities will be expected to show that they have considered the possibility of imposing relevant planning conditions on a grant of permission which would allow development to proceed.

- 6.12 The 2007 European Union Common Energy Policy includes a binding target of 20% of overall energy to be produced from renewable by 2020 and a 20-30% reduction in greenhouse gases. The Climate Change Act 2008 set a legally binding target to reduce greenhouse gas emissions by at least 80% by 2050 and reductions in CO2 emissions of some 26% by 2020 against a 1990 base. In 2009, EU Directive 2009/28/EC set out a requirement of 35% of electricity to be produced from renewable. This directive sets out the contribution from each member state with the UK set to produce 15% of all energy from renewable sources by 2020. The 2009 Renewable Energy Strategy highlights a need to radically increase our use renewable electricity and notes that the 15% binding target requires a seven fold increase in the share of renewable in less than a decade. The Cumbria Renewable Energy Capacity and Deployment Study (September 2011) states that Cumbria needs to significantly increase its current level of deployment (of all types of renewable energy) if the County is to meet the target figure considered deployable by 2030.
- 6.13 Members of Parliament have recently approved the Government's final set of National Policy Statements on energy. The NPs reiterate the key role of renewable electricity production has in meeting the 15% target by 2020. Of all the renewable energy sources, onshore wind is recognised as the most well established and most economically viable source of renewable electricity available for future large scale deployment in the UK.
- 6.14 When assessing this application it is considered that there are seven main issues, namely:
1. the contribution of the scheme towards the regional and county targets for the generation of renewable energy and any other social, environmental and economic benefits;
 2. the impact of the proposed development on the landscape and visual character of the area including cumulative impact;
 3. Eskdalemuir Seismological Recording Station;
 4. the effect of the proposed development on the living conditions of local residents (noise and shadow flicker);
 5. the effect of the scheme on local ecology and nature conservation;
 6. Impact of the proposal upon the restoration of the peat; and
 7. Hadrian's Wall World Heritage site and the Historic Environment.
- 1) The contribution of the scheme towards the regional and county targets for the generation of renewable energy and any other social, environmental and economic benefits**
- 6.15 PPS22 "Renewable Energy" identifies a number of key principles which local planning authorities and developers should adhere to in their approach to

planning for renewable energy. Paragraph 1(i) explains that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. Paragraph 1(iv) records that the wider environmental and economic benefits of considerations that should be given significant weight in determining whether proposals should be given planning permission. Paragraph 1(viii) requires that development proposals should demonstrate how environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures. There is no specific requirement in PPS22 to provide precise calculations on the energy levels to be derived from a particular proposal and/or examine alternative sites.

- 6.16 Paragraphs 2 to 5 of PPS22 highlight that the Regional Spatial Strategy should include the target for renewable energy capacity in the region. The targets should be reviewed on a regular basis and revised upwards if they are met. However, the fact that a target has been reached should not be used in itself as a reason for refusing planning permission for further renewable energy projects, nor should the potential for offshore generation be used as a justification to set lower onshore targets.
- 6.17 Policy EM17 of the Regional Spatial Strategy (RSS) encourages the promotion and greater use of renewable energy sources and includes a target of having 10% of the region's electricity production from renewable sources by 2010 and rising to 15% in 2015 and 20% in 2020. The sub-regional target for Cumbria is to have 15 - 21 onshore wind farms by 2010 with generating capacity of 210 MW increasing to 247.5 MW by 2015.
- 6.18 The available records indicate that there are currently 17 onshore wind farms operating in Cumbria and seven more with consent with a total of 143 MW of generating capacity. In effect, the county target for 2010 has yet to be met and, at the current rate, the target for 2015 is unlikely to be met. The Cumbria Renewable Energy Capacity and Deployment Study (September 2011) encourages the continued deployment of commercial wind as it provides the cheapest option for energy generation and gives the highest carbon savings, particularly as the study goes on to highlight the shortfall of renewable energy sources of all types within the County.
- 6.19 The current proposal would provide a total maximum 'installed capacity' of up to 18 MW. According to the applicant, the total output could meet the electricity needs of around 10,000 households. It is anticipated that the proposed wind farm will generate electricity for 25 years.
- 6.20 When looking at economic benefits it is also appreciated that the development will provide a source of employment during the construction period. Overall the environmental, energy and economic benefits need to be afforded significant weight.

2) Landscape and visual impacts including cumulative impact

- 6.21 Paragraph 1 of PPS1 notes that poor planning can result in the loss of the

finest countryside to development. PPS1 whilst identifying the need to ameliorate climate change through a range of measures (including renewable energy) also seeks development which enhances as well as protects the historic environment and landscape; and, address the causes and impacts of climate change.

- 6.22 Paragraphs 1(iv) and (v) of PPS7 explains that the Government's aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscape, heritage and wildlife, the wealth of its natural resources, and so that it may be enjoyed by all. All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and its local distinctiveness. Paragraph 16(iv) also advises that planning determinations should provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22.
- 6.23 Paragraphs 19 and 20 of PPS22 highlight that landscape and visual effects should be assessed on a case by case basis using objective descriptive material and analysis wherever possible; and, of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. However, when assessing a proposal planning authorities need to recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved, and that these impacts may be temporary if a condition is imposed requiring the future decommissioning of the turbines. Paragraphs 5.16 to 5.24 of the Companion Guide to PPS22 describe common approaches that can be used when undertaking a landscape and visual assessment.
- 6.24 In undertaking this assessment a distinction is drawn between i) landscape impacts that relate to the characteristics of the landscape; and ii) visual impacts on receptor points (houses and rights of way etc) that relate to individual outlooks within that landscape.
- i) Landscape
- 6.25 As already noted, the application site lies within landscape character sub type 2b Coastal Margins – Coastal Mosses. The site is situated within an open area of operational peat extraction on a former lowland raised bog. The peat has been extensively stripped beneath its original moss level in many places, with small areas of deeper peat remaining within the site. Small areas have been restored and moss species are colonising them.
- 6.26 The proposal broadly accords with the indicative capacity assessment of the Cumbria Wind Energy Supplementary Planning Document (SPD), 2007. This suggests that the landscape has the potential to support, exceptionally up to 6 - 9 turbines, in open flatter areas or broad ridge tops where turbine groups could relate to the medium to large scale landforms and regular field patterns without dominating wide views.
- 6.27 Paragraph 9.9.10 of the submitted Environmental Statement (ES) states that 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. It acknowledges that the overall condition of the landscape level varies with large tracts of man modified features, and overall the Coastal Margins is of medium sensitivity.

- 6.28 When considering impact on the landscape character, paragraph 9.9.11 of the ES acknowledges that within 700m the proposed turbines would become the principal determining element of landscape character as the most prominent feature in the immediate surrounding landscape. The ES goes on to say that this change is considered to be of substantial magnitude and in the context of the medium to low sensitivity of the site it would have a major/moderate landscape effect.
- 6.29 In relation to the surrounding landscape character types, the ES considers that within the 15km study area, that only the Coastal Margins Landscape Type (Coastal Mosses) would experience direct effects, although the wind turbines may be visible from these other areas and as such could indirectly affect the character of some of the neighbouring landscape character types (para. 9.9.8).
- 6.30 The County Council's Principal Planning Officer, when assessing this issue, considers that the proposal would form a prominent and coherent new feature in the landscape, also noting that the turbines would be sited within an area characterised by a patchwork of large, regular shaped open fields of improved pasture often bounded by hedges and interspersed with shelter-belts of woodland and coniferous plantations. There is agreement with the findings of the submitted ES that within 4-5km of the site, the turbines would appear as a prominent feature but would not cause unacceptable harm to the local landscape character, a broad and expansive coastal landscape that is already characterised by other large scale man made features and movement.
- 6.31 In the case of more distant views (beyond 8km) it is considered that the proposal would become an even less prominent feature, forming a smaller element of a broad expansive landscape. There is also agreement with the ES conclusion that there would be no significant effects on the landscape setting of the Solway Coast AONB due to the vertical emphasis of the turbines being reduced due to the wide expansive views over the estuary.
- 6.32 Eden Environment Ltd, when assessing the proposal on behalf of the City Council, has independently reached similar conclusions to both the submitted ES and the County Council's Principal Planning Officer. In overall terms, Eden Environment Ltd conclude that the proposal will have a moderate to large adverse effect on the immediate landscape character type 2b, and no significant adverse effect on any adjacent landscape character types.

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

ii) Visual

6.34 Paragraph 9.11.6 of the submitted ES concludes that significant visual effects would generally occur within distances of approximately 2.4km from the application site where there are clear views of the wind turbines. Potentially further significant visual effects could occur from areas of Gretna Green and Longtown within 4km. The ES assesses the impact of approximately 73 properties (or groups of properties) within 2.4km of the site and concludes that: at least 55 of these would experience a significant visual effect on their views; 25 of these properties are located within 1km of the wind farm, but only 6 will experience open views towards the wind farm. These properties are Gaitle, 3 properties at Gaitle Bridge, Red Brae and Close Gap. The greatest concentration of properties are located to the south west of the wind farm at Springfield at approximately 1.2km from the site. Other clusters of properties are located around the fringes of MOD Longtown to the south and east.

6.35 The ES also states that the types of visibility from properties within 1km vary considerably due to screening effects of woodland features within the site boundary, in and around dwellings and within farmland. The ES considers that whilst it is accepted that a number of properties within close proximity of the proposal would experience a significant change to a view or views, none of the proposed turbines would be sufficiently close and appear to be of such a size as to be visually overbearing (para. 9.10.8).

6.36 The ES notes that effects on private views are not a planning consideration (para. 2.13.1). Furthermore, the ES explains that many residents in the settlements within the study area would gain very limited or no views of the scheme. It also notes that the significant effects associated with road users would only apply to parts of the A6017, M6, M74, B7076, B721 and A7 within 4km distance of the wind farm.

6.37 The County Council's Principal Officer generally agrees with the conclusions in the ES highlighting that the distance, along with woodland screening the lower parts of the turbines helps to mitigate adverse effects and prevent unacceptable harm from occurring; many of the properties within this range would have oblique views of the turbines as the main living areas of the properties are orientated away from the site; several of the properties with more open views are over 1.5km from the site, and from further away the turbines would be seen as part of a wider view. As a result the turbines should not appear to be dominant or overbearing to views from isolated properties, or properties on the edges of villages or towns.

6.38 The independent assessment undertaken by Eden Environment Ltd looked at the changes in views for all of the properties found within 2.4km of the outermost turbines. The assessment identified that some people living in houses in; Springfield, the eastern edge of Gretna and Gretna Green, scattered housing to the north and south of the proposal, central and western

Gretna and Longtown, and scattered housing between the M6 and the England-Scotland border would experience a significant adverse impact. However, it is worth noting that for simplicity the impacts on people's views have been grouped into a series of settlements and zones, so whilst the assessment notes that some properties would experience a significant adverse impact, others in the same settlements/areas would experience no impact or a slight to moderate adverse impact.

- 6.39 When assessing this issue based on the above, the major concern relates to those properties within 2.4km of the turbines. Members will appreciate that a distinction needs to be drawn between something that leads to a change in a view and visual impact, and also between something that is prominent as opposed to being oppressive. In the case of the current proposal there would be views of the proposed turbines from a relatively large number of residential properties. It is appreciated that the turbines would be visible to varying extents and aspects from these properties as well as those residents occupying the other properties within the vicinity. In some cases, they would be seen mainly from the associated gardens, whereas in other instances they would feature directly in views from the primary windows of main rooms. Undoubtedly the proposal, with the large rotating blades of the turbines, would have a noticeable impact on the outlook from these properties.
- 6.40 When assessing whether the proposed turbines can be considered oppressive, Members will be aware that in 2005, under application 05/0169, planning permission was given for a turbine with an overall height of 120m to serve the Pirelli factory that was to be sited so that the nearest dwellings at Cummersdale were between 390m to 490m away. More recently, in the case of the appeal regarding Newlands Farm involving the erection of three turbines (application number 08/0707) the Inspector raised concerns over the proposed turbines being located between 420 to 650 m away because the *“proximity of the turbine cluster and its spread would make it appear dominant and overpowering...and that this domineering presence would have a significant, detrimental effect on the living conditions of the occupiers”*.
- 6.41 In this case, the closest properties are Gaitle, 3 properties at Gaitle Bridge, Wood Villa and Close Gap that are respectively 826m, 794m, 733m and 766m. Gaitle consists of a two storey house located opposite MOD Longtown. There would be views of the upper turbines from the rear of the property over the woodland at Gap Wood. The three properties at Gaitle Bridge are single storey and like Gaitle would have views of the upper turbines from the rear of the properties over the woodland at Gap Wood. Wood Villa is a single storey lodge situated within dense woodland, views of the turbines would be predominantly screened by mature trees within Moss Wood, which extends approximately 25m to the north of the property. Close gap is a two storey farmhouse which faces directly onto the turbine site, and would have views of the turbine blades above existing woodland from the front of the farmhouse. As such the circumstances concerning the current proposal are not considered to be directly comparable to the previous Newlands proposal. In overall terms it is considered that while the visual presence of the turbines would be noticeable from these properties and outlying areas, their presence

would not be dominating or overbearing because of the intervening planting and buildings, the oblique relationships, and the degree of separation.

iii) Cumulative

- 6.42 It is generally agreed between the submitted ES and Eden Environment Ltd that the proposal would not have a significant cumulative impact on landscape and visual terms in combination with other existing, consented or proposed wind farms.

3) Eskdalemuir Seismological Recording Station

- 6.43 The UK seismic monitoring site is at Eskdalemuir near Langholm. The facility is part of the seismic network of the International Monitoring System set up to help verify compliance with the Comprehensive Test Ban Treaty which bans nuclear test explosions. The Treaty requires that States Parties shall not interfere with the verification system, of which Eskdalemuir is an element.
- 6.44 The consultation response from the MoD explains that the application site is approximately 37km from the seismological recording station at Eskdalemuir and falls within its statutory safeguarded area. Research jointly commissioned by the DTI, BWEA and the MoD has confirmed that wind turbines of the current design generate seismic noise which can interfere with the operational functionality of the Station. In order to ensure that the UK complies with the Comprehensive Nuclear Test-Ban Treaty, a noise budget based on the findings of the research of 0.336nm rms has been allocated by the MoD for a 50km radius surrounding the Station. At present the reserved noise budget has been reached.
- 6.45 Members will be aware that an application for the erection of 6 turbines at Hallburn Farm (also within 50km of Eskdalemuir) was refused at a previous committee (application reference 11/0118) as it was considered that this issue could not be addressed.
- 6.46 It is acknowledged that a potential solution could involve the installation of “dampeners” to reduce vibration not only on the proposed turbines but, in order to generate spare capacity, on existing turbines already within the safeguarding area. The applicants have indicated that they operate Longpark Wind Farm, an operational project also within a 50km radius of Eskdalemuir. This indicates that Blackburn is in a notably different situation to the Hallburn application, in that the applicants are more likely to be able to reach a solution if they can reach an agreement with the MoD regarding the technology. As such, EDF seek to 'trade off' some of the budget for Longpark against the budget for Blackburn, which they would seek to be controlled by way of a Grampian condition to give them time to negotiate with the MoD.
- 6.47 However, further discussions with the MoD have indicated that they would not agree a condition until a full mitigation proposal is received from the applicants, as to how they propose to mitigate the effects of turbine vibration

on Eskadlemuir. This has not been received from the applicants.

- 6.48 As such, it is not considered that the City Council can override the MoD's objection in this instance, particularly as the noise budget operates on a 'first come first served' basis. This could mean that without the prior agreement of the MoD, the applicants could find themselves in a position where space in the budget, freed up by the installation of dampeners on Longpark at the applicants cost, is used by another company, leaving the Grampian condition unable to be satisfied within the lifetime of the permission, contrary to Circular 11/95.
- 6.49 Therefore, as the submitted information (and the accompanying verified technical information required to show that such a solution would be effective) accompanying the current application does not appear to directly address this issue it is considered that this matter cannot be addressed by the imposition of a grampian condition without the agreement of the MoD.

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

- 6.50 Paragraphs 2 and 40 of PPS1 and paragraph 29 of the associated ODPM document "The Planning System: General Principles" explain that the planning system operates in the public interest. In the case of living conditions, public and private interests may coincide where the impact of a specific development is such as to acceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest.
- 6.51 In accordance with the provisions of paragraph 22 of PPS22, Chapter 8 of the ES considers the consequences of the proposed development by assessing and rating existing and anticipated noise levels. The chapter cites ETSU-R-97: "The Assessment and Rating of Noise from Wind Farms" which, as is highlighted in the Companion Guide to PPS22, has a twofold purpose to not only offer a reasonable degree of protection to the occupiers of properties neighbouring a wind farm, but also not place undue restrictions on wind farm development.
- 6.52 The recommended absolute noise levels within ETSU-R-97 cover two time periods: i) the quiet daytime period (defined as between 18.00 and 23.00 hours during the normal working week, between 13.00 and 23.00 hours on a Saturday and all day during Sunday, 07.00 to 23.00 hours); and ii) the night-time period (defined as between 23.00 and 07.00 hours). The absolute limit within ETSU-R-97 lies between levels of 35 to 40 dB LA90, 10 min when the prevailing background noise level is below 30 dB LA90.
- 6.53 The ES concludes that at all receptor locations neighbouring the proposal, operational wind turbine noise would meet the requirements of ETSU-R-97 for Amenity Hours and Night-time operation under all wind conditions. Thus the predicted noise levels indicate that internal noise levels within dwellings due to turbine operation should not result in sleep disturbance in accordance with existing guidance.

- 6.54 On this basis it is considered that any increase in noise because of the proposal is not sufficient to warrant refusal of permission.
- 6.55 Shadow flicker is an effect that can occur when the shadow of a moving wind turbine blade passes over a small opening briefly reducing the intensity of light within the room. Shadow flicker is capable of giving rise to two potential categories of effects: health effects and amenity effects. In terms of health effects, the operating frequency of the wind turbine is relevant in determining whether or not shadow flicker can cause health effects in human beings. The proposed turbines have an operating frequency of 5-20rpm which is less than the frequency capable of giving rise to health effects. Furthermore the rate of flicker from the proposed turbines will be well below any statistically concerning level of flicker as identified in the Health and Safety Executive Circular "Disco Lights and Flicker Sensitive Epilepsy".
- 6.56 In relation to amenity, paragraph 76 of the Wind Energy Annexe to the Companion Guide to PPS22 makes it clear that shadow flicker only affects properties within 10 rotor diameters of a wind turbine, and only properties within 130 degrees either side of north, relative to the turbines can be affected in the UK. The submitted ES contains a shadow flicker analysis of the worst case scenario for properties within 10 rotor diameters (i.e. 925m) of the proposed turbines. The worst case scenario not accounting for trees or other obstructions that intervene between the receptor and turbine. The analysis finds that 1 property may experience at least one day with over 30 minutes of shadow flicker and could potentially experience over 51.7 hours of shadow flicker in a year. However, it is possible for the causative turbine(s) to be shut down during such conditions, and this can be secured by the imposition of a relevant condition.
- 6.57 In relation to shadow flicker, it is recognised that the use of a control system is a viable option, and therefore there is a low risk of any significant impact on residential amenity.

5) Ecology and nature conservation

- 6.58 Chapters 7 and 8 of the ES provide an assessment of the likely significant effects on ecology and nature conservation (including newts, bats, badgers and otters). For non bird issues, the ES states that operational impacts are considered not significant and mitigation measures therefore largely unnecessary. However, as there is some uncertainty about the potential for impacts on noctule bats it is proposed that a noctule bat fatality and activity surveys, will be in place from May to September during the first year of operation, after which time the need for further monitoring will be reviewed.
- 6.59 In relation to ornithology, the survey results within Chapter 8 of the ES indicate that there are likely to be potential significant impacts on breeding, migrating, and roosting birds, for example, notable numbers of Pink-footed Geese and Barnacle Geese overfly the site during their migrations. The impact assessment concludes that the impacts on these and other species will be negligible based upon an assessment of collision risk, and on the

assumption that birds will avoid the wind turbines and, for those on-site breeding and roosting species, can be simply accommodated elsewhere if they are displaced by the wind turbines.

- 6.60 Natural England, Cumbria Wildlife Trust, and the RSPB initially objected to the scheme, however, they have agreed to withdraw their objections, subject to agreeing a Section 106 to deal with the implementation of a Goose Refuge management plan for the pink footed geese and the implementation of post-construction monitoring measures for the Svalbard barnacle geese.

6) Impact of the proposal upon the restoration of the peat

- 6.61 The site is currently subject to a minerals consent for the working of the peat. This consent runs beyond the life of the wind farm proposal (circa 2042). The consent includes a condition seeking the developer to submit, by 2037, a detailed scheme and plans for restoration of the whole worked area to secure the beneficial restoration of the site for nature conservation. The restoration principle is to return the site to wet bog. There is no comprehensive restoration scheme available at present. It is still considered desirable and practicable to restore the site to wet bog following cessation of the peat operations.
- 6.62 Both Natural England and Cumbria County Council raised concerns about the restoration of the site, the objective of which is to restore nature conservation quality with a view to achieving a sustainable lowland raised mire, due to concerns that insufficient information had been provided to ensure conformity with PPS9, the Sub Regional Spatial Strategy and Cumbria Joint Structure Plan policies E35 and E39. They consider that the turbine foundations and track construction may impact negatively on the hydrology and hydrogeology of the site, both during the years of operation of the wind energy scheme and following its decommissioning, thus impacting on the ability of the site to be restored to peat-forming condition.
- 6.63 In response to this the applicants provided a further clarification report on the peat issue, which contained a detailed summary of the methodology of construction, operations and decommissioning of the turbines and associated works; an impact assessment of the proposed construction, operation and decommissioning works on the integrity of the site and on any potential restoration works, along with mitigation to be put in place to remove or minimise any potential impacts.
- 6.64 Whilst the County Council has not agreed in full to the additional report and draft S106 that the applicants have prepared, they have agreed in principle to the use of a S106 to resolve any outstanding issues of concern subject to the submission of a final restoration scheme.

7) Impact on Hadrian's Wall World Heritage site and the Historic Environment

- 6.65 In relation to Chapter 13 of the ES on "Cultural Heritage", English Heritage concur with the conclusions that there will be limited direct impact on archaeological remains (which can be mitigated by the commissioning of an

archaeological watching brief), and that there appears to be limited impact on the setting of the majority of listed buildings, archaeological sites; Hadrian's Wall, the setting of Kirkandrews Tower and Netherby Hall. However, English Heritage is concerned that based on the submitted information it is not clear how the proposed wind farm would impact upon the setting of the Solway Moss Battlefield and the Scots' Dyke scheduled monument.

- 6.66 The applicant submitted further information and photomontages relating to these sites and as such, English Heritage have agreed with the conclusions reached by the applicant that there would not be an adverse impact on either the Solway Moss historic battlefield or the Scots' Dyke scheduled monument. As such it is considered that the proposal is acceptable in terms of the impact on the historic environment.

Other matters

- 6.67 As far as the safety of the turbines is concerned, the Companion Guide to PPS22 indicates that there have been no cases of injury to any members of the public.
- 6.68 Fears have been expressed that the proposal may have an adverse impact on the tourist potential of the area and lead to the devaluation of property. As previously indicated, the planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. Paragraph 29 of "The Planning System: General Principles" explains that the basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. The Case Officer is not aware of evidence indicating a general correlation showing that wind farms lead to demonstrable harm on tourism.
- 6.69 When considering the impact of construction traffic on the local highways no objections have been raised from the Department of Transport/Highways Agency.

Conclusion

- 6.70 The proposal is in accordance with the overall objectives of Government energy policy. This is in the context where Cumbria has a target of providing 210 MW by 2010 rising to 247.5 MW by 2015 with actual provision standing at 143 MW. The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels. Key principle (iv) of PPS22 requires that the wider environmental benefits of proposals be given significant weight.
- 6.71 The application site falls within Landscape Character Sub Type 2b Coastal Margins - Coastal Moss. Under the Cumbria Wind Energy Supplementary Planning Document this landscape is acknowledged as having a capacity to

accommodate schemes of 3-5 turbines, or exceptionally 6-9 turbines. It is considered that the proposal would not cause unacceptable harm to the landscape character, the proposed turbines would be noticeable but their presence would not be dominating or overbearing. Subject to conditions, there would be no unacceptable impact on the living conditions of local residents through noise and disturbance, or shadow flicker.

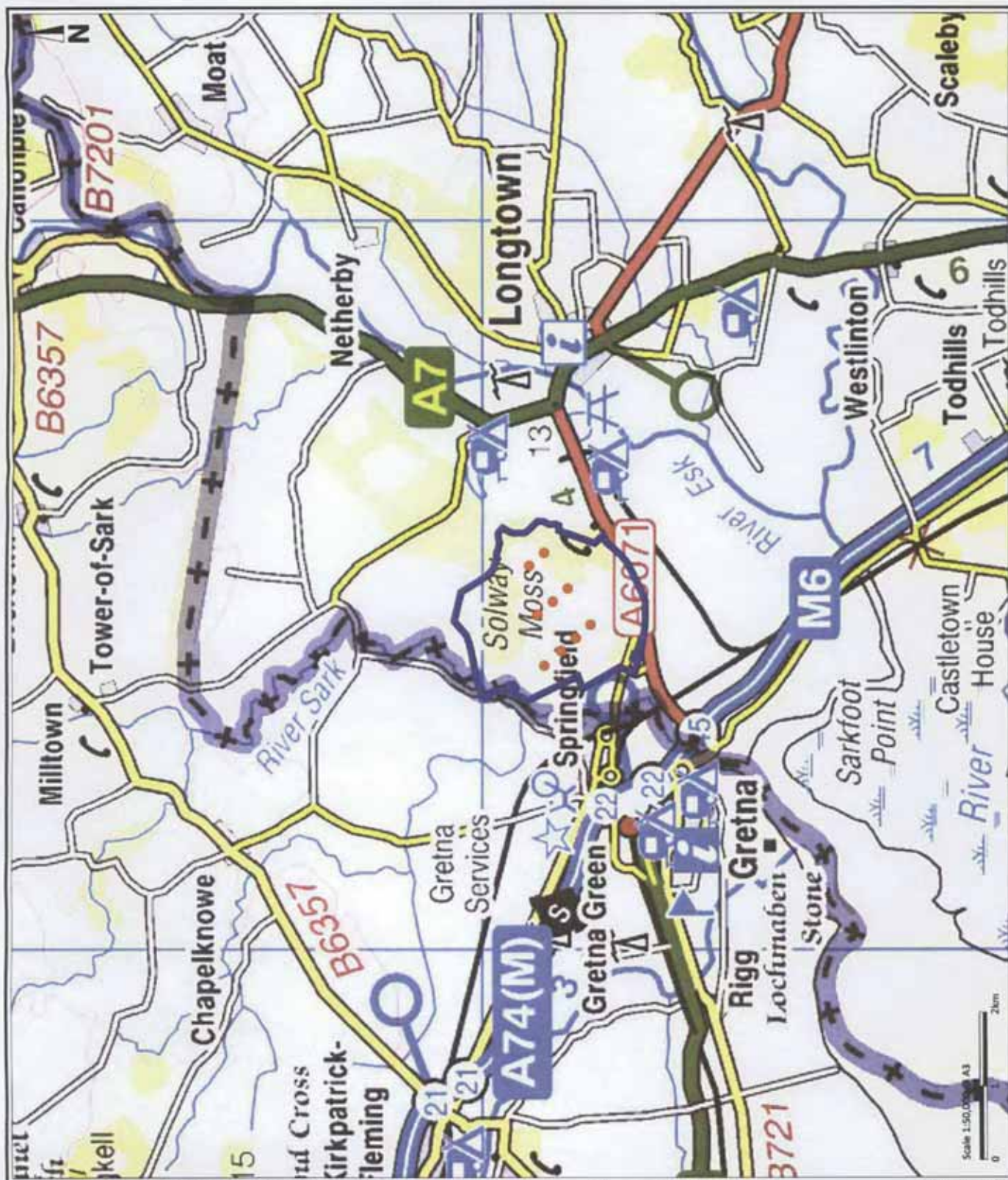
- 6.72 Conversely, the MoD has confirmed that the proposed turbines will interfere with the operational functionality of the Eskdalemuir Seismological Recording Station that ensures the UK complies with the Comprehensive Nuclear Test Ban Treaty. Key principle 1 of PPS22 states that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. As it stands, the proposal has not achieved that because the impact on the effective operational use of the Eskdalemuir Station cannot be deemed to have been “addressed satisfactorily”. It is considered that this negative aspect of the proposal outweighs the benefit it would bring.
- 6.73 While conditions could address many of the matters raised like noise, shadow flicker, design, contamination etc, the absence of any proposed solution (based on verified technical data and the agreement of the MoD) means that they cannot address the impact on Eskdalemuir Station.

7. Planning History

- 7.1 In 2009 permission was granted for the erection of a 60m high anemometer mast (application reference 09/0983).
- 7.2 In 2010 approval was given for the discharge of conditions 3, 4 And 5 of the above application.

8. Recommendation: Refuse Permission

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



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REV. DESCRIPTION DATE



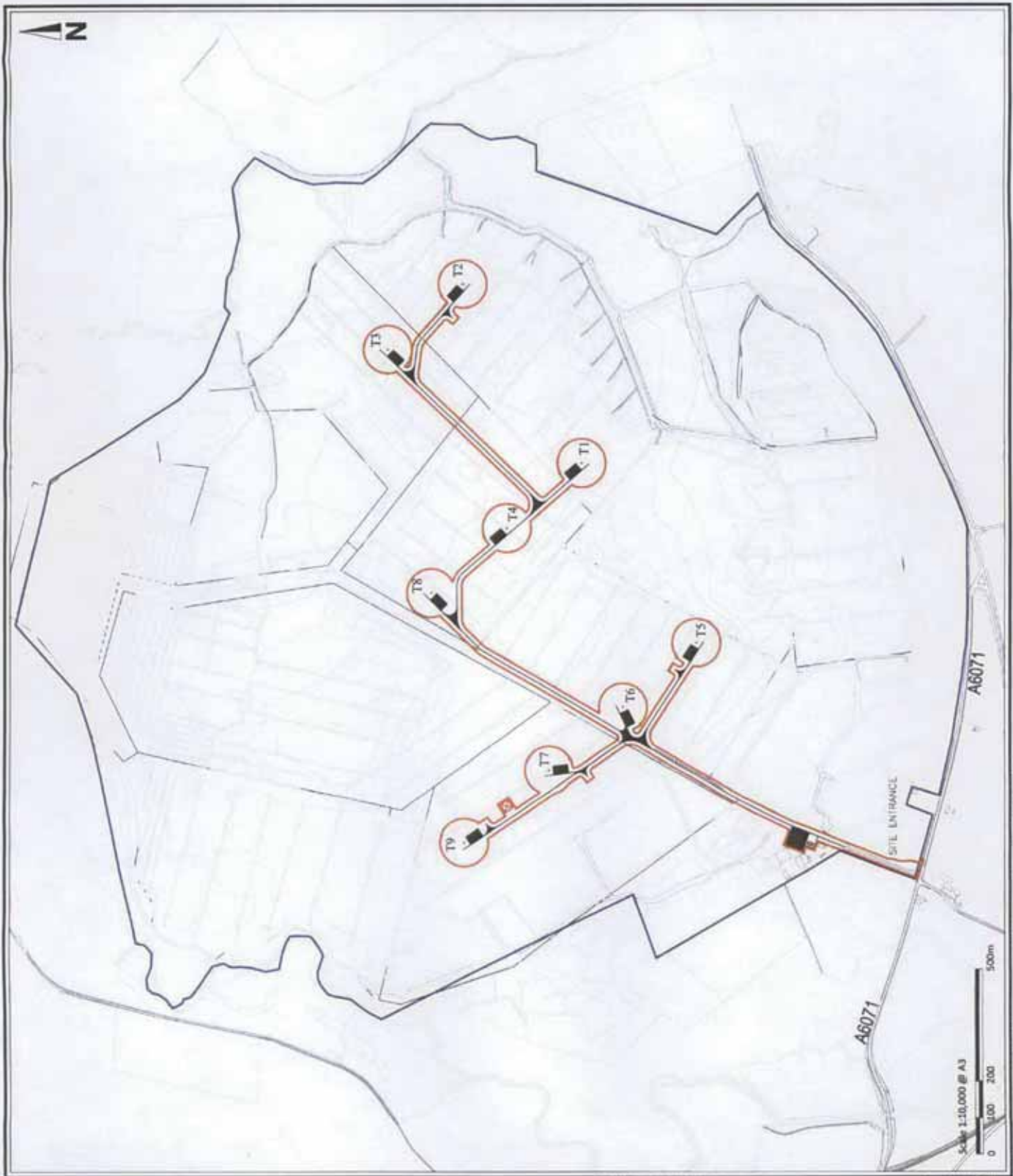
BECK BURN WIND FARM

Figure 1.1

Site Location

SCALE	1:50,000 @ A3	PROJECT NO	JE10475
CONTENT		DRAWN	VH
CHECKED	EM	DATE	12/10/2010

SKM ENVIROS



KEY:

	Site Boundary
	Planning Boundary
	Wind Monitoring Mast
	Access Track
	Turbine Location
	Crane Pad
	Construction Compound
	Control Building
	Drainage Channel

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13 DEC 2010
8010/1102

REV.	DESCRIPTION	DATE
A	A6071 SHOWN KEY AMENDED	10/12/10

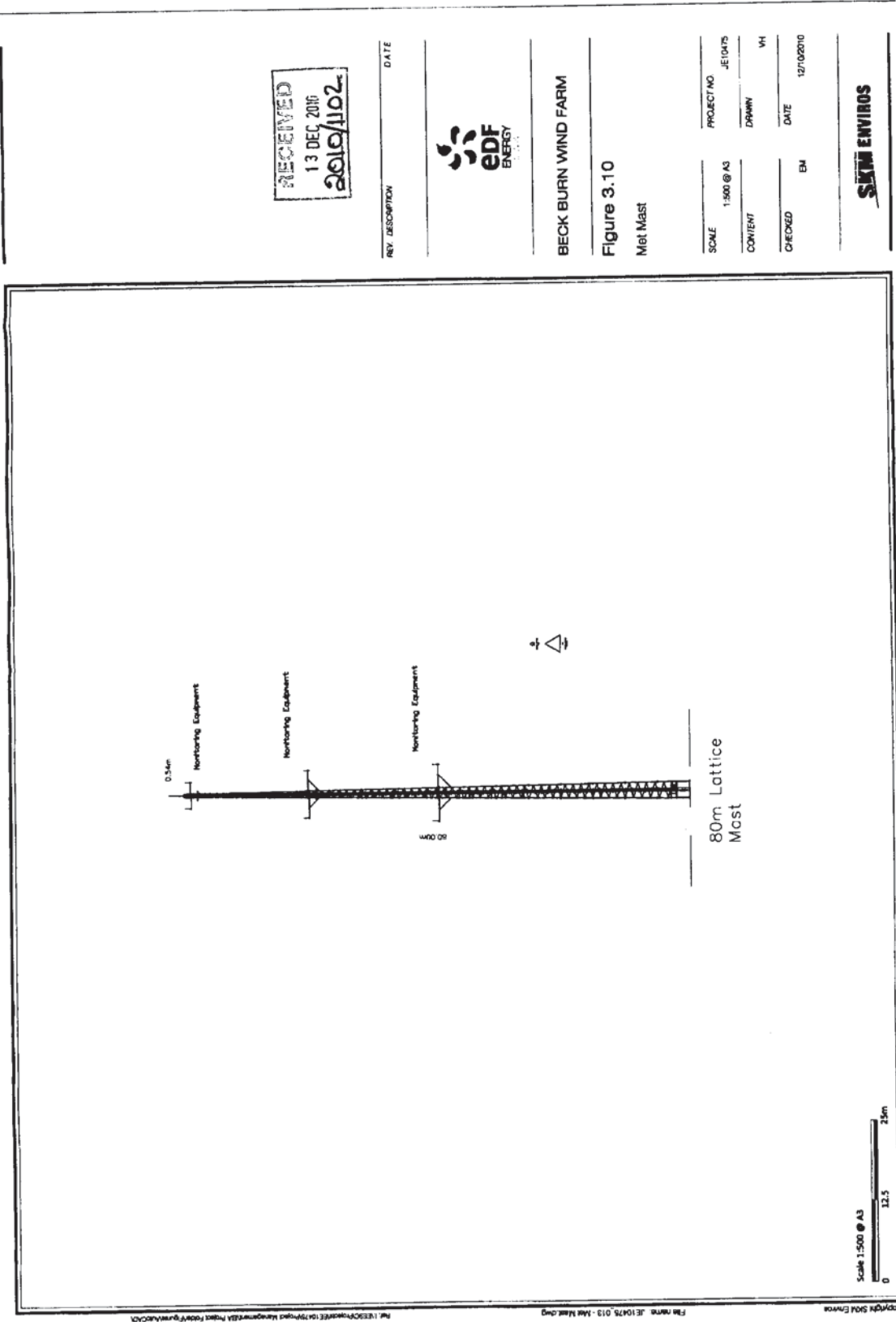


BECK BURN WIND FARM

Figure 1.3
Site Layout

SCALE	1:10,000 @ A3	PROJECT NO.	JE10475
CONTENT		DRAWN	VH
CHECKED	EM	DATE	26/11/2010





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File Name: JE10475_010 - Mast Main.dwg
Plot: 1:500 @ A3

REV	DESCRIPTION	DATE

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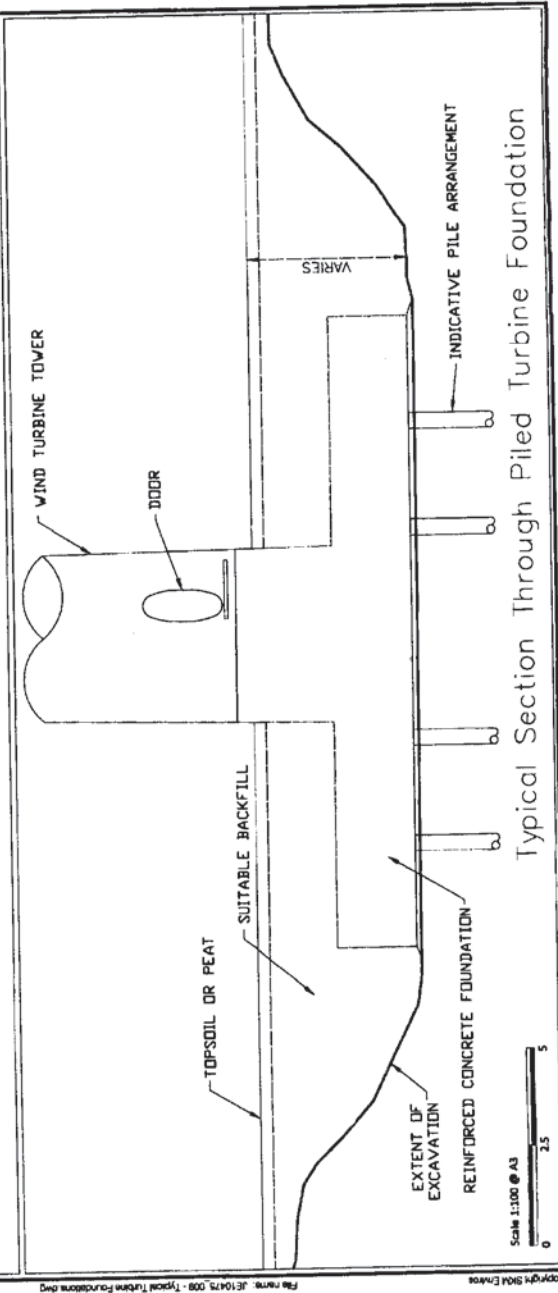
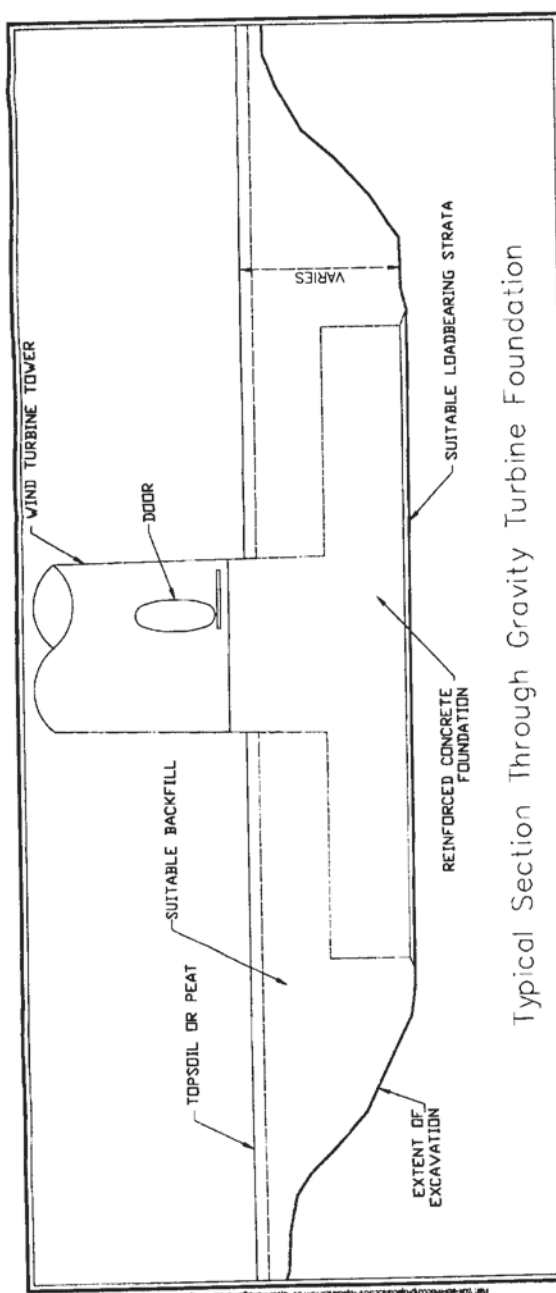
BECK BURN WIND FARM

Figure 3.10

Mast Mast

SCALE	1:500 @ A3	PROJECT NO.	JE10475
CONTENT		DRAWN	VH
CHECKED	EM	DATE	12/10/2010

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13 DEC 2010
2009/102

REV.	DESCRIPTION	DATE
A	DRAWING SCALE AMENDED	10.12.10

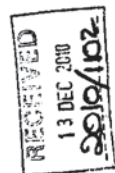


BECK BURN WIND FARM

Figure 3.9
Typical Turbine Foundations

SCALE	1:100	PROJECT NO.	JE10475
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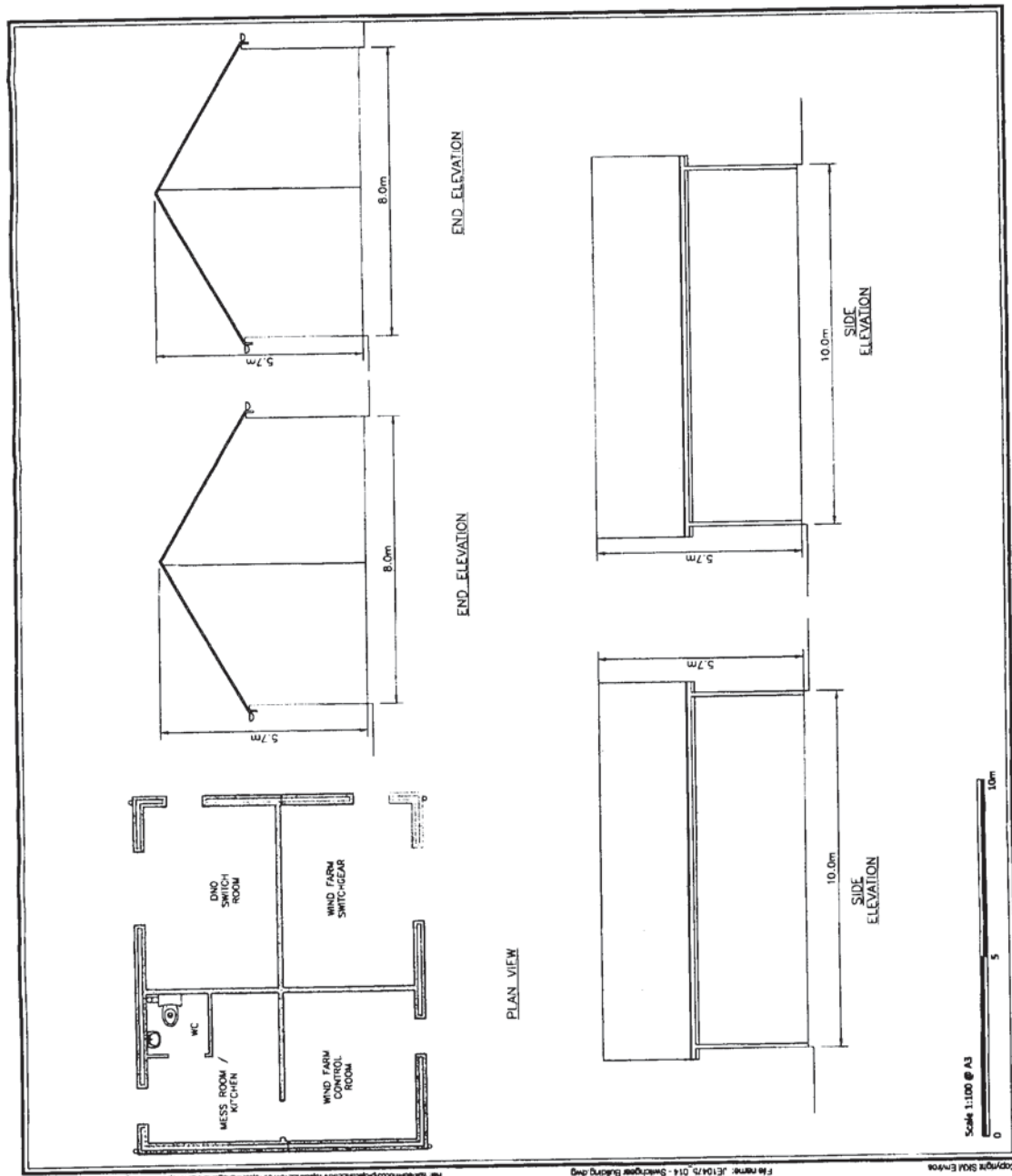


BECK BURN WIND FARM

Figure 3.8
Construction Co

SCALE	PROJECT NO.
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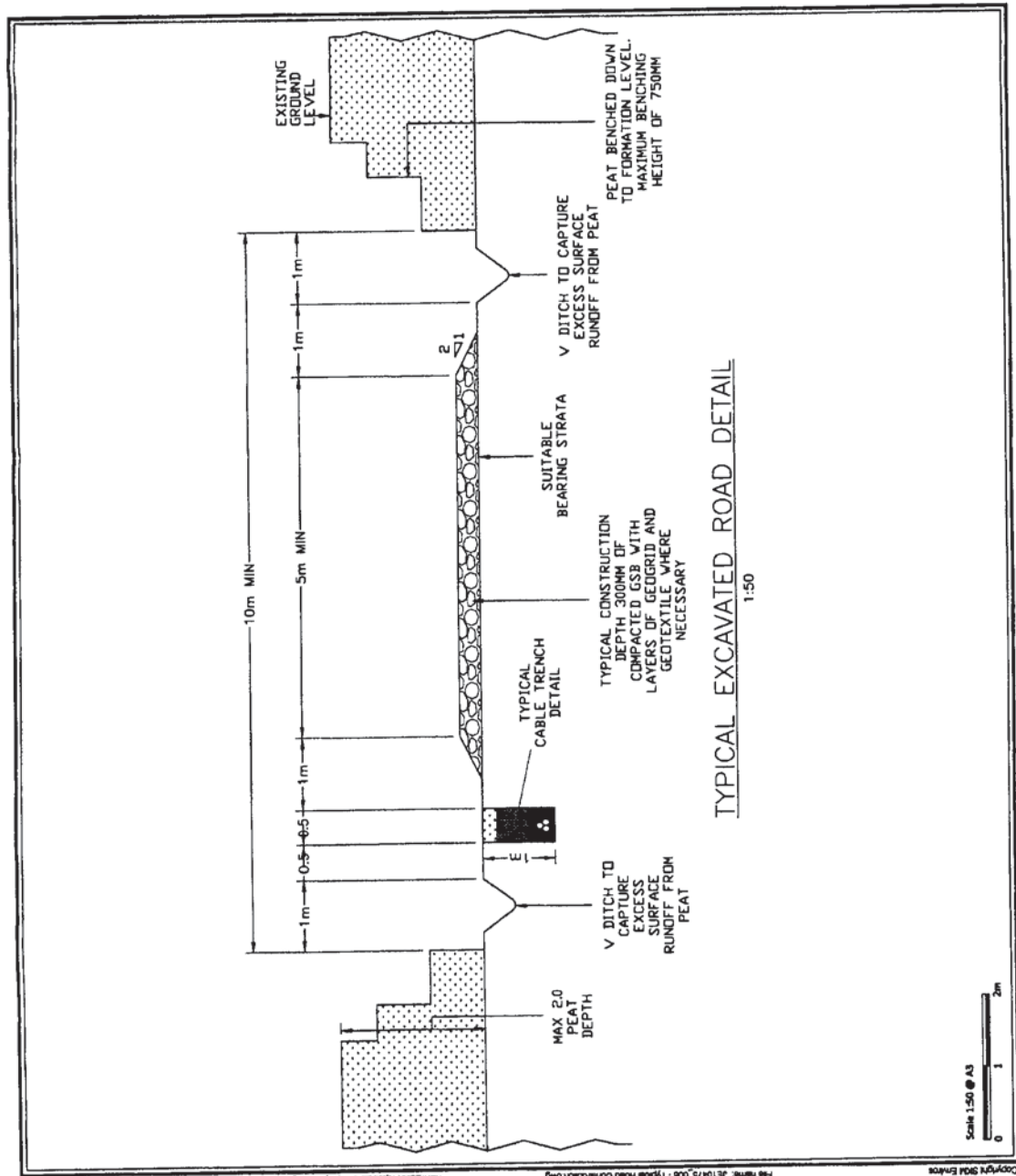


BECK BURN WIND FARM

Figure 3.6
Control Building Dimensions

SCALE	1:100 @ A3	PROJECT NO.	JE10475
CONTENT		DRAWN	VH
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SKM ENVIROS



File name: JE10475_002 - Typical Road Construction.dwg

Plot: 1:50 @ A3

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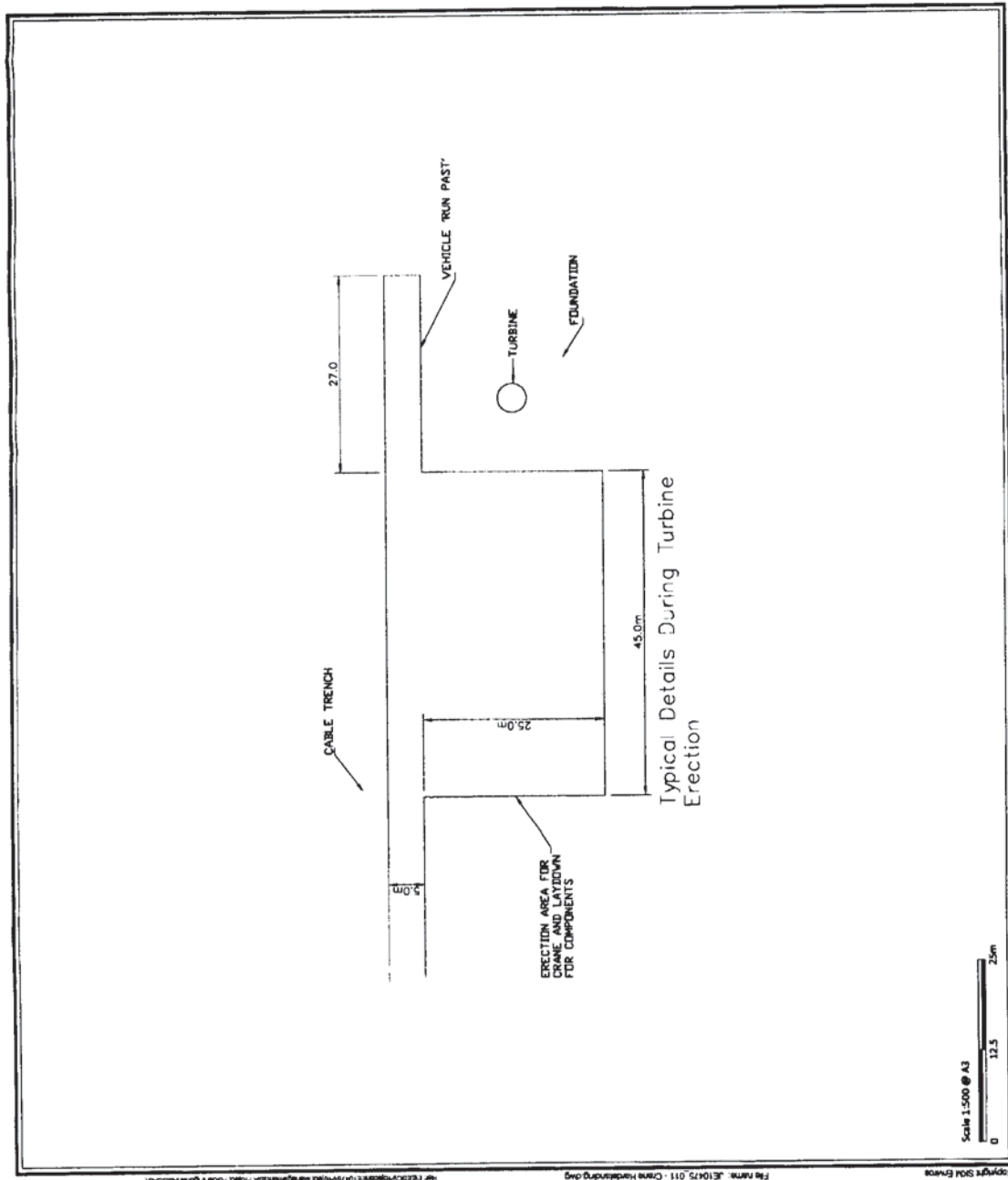
BECK BURN WIND FARM

Figure 3.5

Typical Road Construction

SCALE	1:50 @ A3	PROJECT NO.	JE10475
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BECK BURN WIND FARM

Figure 3.4
Crane Hardstanding

SCALE	1:500 @ A3	PROJECT NO.	JE10475
CONTENT		DRAWN	VH
CHECKED	EM	DATE	12/10/2010

SKM ENVIROS

Scale 1:500 @ A3
0 12.5 25m

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File Name: JE10475_011 - Crane Hardstanding.dwg
User: JESSICA@S&B-ENVIRO
Date: 12/10/2010 14:02:10

SCHEDULE A: Applications with Recommendation

11/0863

Item No: 04

Date of Committee: 16/12/2011

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

Proposal: Proposed Student Accommodation Comprising 495No. Bedrooms With
Social Hub And Associated Parking, Access And Landscaping

REPORT

Case Officer: Sam Greig

1. Recommendation

- 1.1 It is recommended that this application is approved subject to the completion of a legal agreement and the imposition of planning conditions.

2. Main Issues

- 2.1 Principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 Highway issues;
- 2.4 Impact upon the living conditions of neighbouring residents;
- 2.5 Public open space provision/maintenance;
- 2.6 Retention of existing landscape features/ecological issues;
- 2.7 Contamination;
- 2.8 Foul and surface water drainage;
- 2.9 Flood risk;
- 2.10 Other matters;
- 2.11 Other material considerations.

3. Application Details

The Site

- 3.1 This application seeks "Full" planning permission for the erection of twelve

three and four storey residential accommodation blocks to house 495 students. The application site, which is irregular in shape and covers 1.32 hectares, is bounded by Norfolk Street to the north; Westmorland Street, Westvale Court, Dale Court and Freer Court to the east; Constable Street to the south and Richardson Street to the west. The surrounding properties are predominantly nineteenth century two storey terraced properties, although larger commercial properties are located opposite the site on Norfolk Street.

- 3.2 The site, which is regarded as brownfield land, was formerly occupied by an industrial premises that manufactured motor vehicle safety accessories. The buildings associated with the industrial premises, which have since been demolished, were conventional in appearance, approximately two storeys in height and covered the majority of the site's footprint.
- 3.3 The buildings have since been cleared although four large stockpiles of crushed brick/construction material and excavated soil are located on the site. The crushed brick/construction material is from the demolition and partial removal of the former buildings and the excavated soil has been brought on to the site to be used in connection with a scheme to remediate the site which was granted planning permission in 2008. The stockpiles are now vegetated with self seeded weeds and ruderals.
- 3.4 The perimeters to the site are demarcated by a variety of boundary fencing that range in height and style. The majority of the eastern boundary of the site is aligned by the Little Caldew, which is a mill race associated with Denton Holme's industrial heritage. A number of trees and shrubs are located along the length of the Little Caldew, which divides the site at its northern extent.

The Proposal

- 3.5 The development is made up of twelve townhouse accommodation blocks that vary between three and four storeys (9.55m and 13.2m in height), which would house nine and twelve students respectively. The site would be served by two vehicular access points; one from Norfolk Street and one from Richardson Street. From these access points two internal roads would lead into the site and terminate at a public square that would accommodate a two storey social hub. The social hub would provide a reception/facilities management office, a laundry, a multi function room and a common room/study area for the residents.
- 3.6 The development would provide forty eight car parking spaces. Twenty five of these spaces would be located along the access road leading from Richardson Street with the remainder situated off the access road that leads from Norfolk Street. The applicant has advised that four of these spaces would be allocated to staff working at the social hub; twenty would be allocated to visitors, with the remaining twenty four spaces (including three disabled persons parking bays), being available to residents.
- 3.7 In recognising the residents concerns regarding a shortage of available on-street parking the applicant's have indicated that a car parking

management strategy would be put in place to oversee the allocation of resident parking spaces on-site. The applicant has also agreed to enter into a legal agreement that would ensure that a clause is written into the prospective lease agreement of future occupiers thereby rescinding their right to apply for a 'residents parking permit', which would prevent them from lawfully parking in the surrounding terraced streets.

- 3.8 The design of the buildings is based on a construction method created by “eco-res”. The “eco-res” concept adopts a construction process that uses panelised timber components that are manufactured off site and delivered with pre-installed windows doors and insulation. This enables a shorter build programme, minimising disturbance for nearby residents, but also allows for the efficient use of building materials thereby reducing the waste created through on-site manufacturing, which in turn has the less obvious benefit of reduced landfill requirements.
- 3.9 Each unit will incorporate high levels of insulation, ensuring that the buildings are thermally efficient, and incorporate renewable measures such as solar thermal panels to the roof to heat water, heat recovery systems and efficient lighting. This same build concept has been used elsewhere in the country to provide student accommodation in Lancaster, Bradford and Leeds. The Leeds and Lancaster schemes were awarded an ‘excellent’ BREEAM accreditation; however, the Bradford scheme was awarded one of only 18 ‘outstanding’ accreditations issued worldwide, with a score of 95.05%, which included the highest design stage BREEAM assessment score in BREEAM history. This is a significant achievement when considered against the fact that over 1 million BREEAM assessments have been undertaken.
- 3.10 For those Members who are less familiar with the BREEAM accreditation scheme it is an internationally recognised measure of a building’s performance, which are set against established benchmarks, to evaluate a building’s specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes. It sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building’s environmental performance.
- 3.11 Whilst the construction of the building incorporates a variety of sustainable measures the exterior of the building is more conventional in appearance. It is proposed that outer skin of these buildings will be finished in red facing brick to complement that of the surrounding terraced houses. The roofs, which vary in style between a traditional pitch and an asymmetrical roof, will be clad with fibre cement slates. The buildings do, however, incorporate more contemporary elements such as the fenestration detail, through the use of coloured bands to the door surrounds, and elements of timber cladding.
- 3.12 It is proposed that the social hub, which is encapsulated within the site, provides an opportunity for a more contemporary approach to its

appearance. It would be finished in brick work to the ground floor with the upper section clad in timber. The upper section also incorporates a cantilevered balcony that projects outwards over the public square which is centrally located within the site.

- 3.13 The land surrounding the accommodation blocks is to be landscaped to provide an attractive environment and amenity space for the residents. The existing landscaping strip that follows the route of the Little Caldew is to be enhanced through additional planting, although the removal of some trees is required for maintenance purposes.
- 3.14 The land requires remediation due to its previous industrial use and the internal site levels will be raised up by 1m in the centre of the site to accommodate a 'capping layer' that would gradually taper downwards in depth towards the existing site levels at the two entrances to the site at Norfolk Street and Richardson Street.
- 3.15 Where the perimeter of the site abuts rear lanes or the curtilage of domestic properties a 2.1m high brick boundary wall is to be erected. Four separate single storey buildings are to be erected to provide a bin and cycle stores, which would provide 56 secured cycle spaces.
- 3.16 It is proposed that foul drainage will discharge into the foul sewer, with surface water discharging into the Little Caldew via the existing surface water drainage system that exists on site.
- 3.17 The application is supported by a suite of drawings and a range of detailed specialist studies. These include a Design Statement, a Planning Statement, an Access Statement, a Transport Assessment and Travel Plan Framework, a Flood Risk Assessment, a Preliminary Environmental Risk Assessment, a Stage 2 Environmental Risk Assessment, a Tree Survey and Arboricultural Method Statement and an Ecology Report.

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 seventy eight neighbouring properties.
- 4.2 In response to the original plans submitted sixty three letters of objection have been received together with two separate petitions with a total of one hundred and twenty four signatories. A further letter offering comments on the scheme has also been received. The grounds of objection are summarised as;
 - 1. The height of the buildings is out of keeping with the two storey terraced houses;
 - 2. The scale of the buildings will dominate the skyline;
 - 3. The scale of the buildings and their position in relation to the existing dwellings will result in loss of light, loss of privacy and overdominance;

4. The height of the building should be restricted to two storeys around the perimeter of the site with three storey properties located only within the centre of the site;
5. The proposed fibre cement slates to be used on the roof are out of keeping the natural slate on the terraced houses;
6. There is insufficient parking to serve the development, which will exacerbate existing parking problems particularly at the start and finish of terms times;
7. The scheme is at odds with the policies within the Carlisle District Local Plan and the Denton Holme and Longsowerby Design Statement;
8. The development precludes the opportunity for a mix of housing scheme that could provide much needed affordable housing and housing for the elderly;
9. The external areas will be used by the students, which will result in noise disturbance and antisocial behaviour (including drug taking) particularly in the evenings/early mornings;
10. The creation of a student village will result in increased noise and disturbance in the late evenings/early mornings as students return home from a night out. A 24 hour contact point should be provided for existing residents who suffer as a consequence of antisocial behaviour;
11. Too high a number of students in any one location will result in the 'studentification' of an area, which will be detrimental to the character of the area and the living conditions of the existing residents;
12. The creation of a student ghetto will not assist the students in integrating with the community. The social hub is also exclusively for students which emphasises the fact that the students will not be encouraged to integrate;
13. Planning permission already exists for a development that will accommodate 196 students in Denton Holme;
14. There are a lot of families and elderly people in Denton Holme who would feel threatened by such a large influx of students;
15. There is insufficient on-site security to safeguard the students;
16. The mill race should be fenced off to prevent students injuring themselves whilst intoxicated;
17. The boundary wall should be raised in height to prevent opportunist crime;
18. Whilst student levels are high this year the demand in future years may be reduced due to the introduction of tuition fees;

19. If student levels fall the buildings will have to be used for other purposes which they are not designed for;
20. There has been a reduced uptake of student accommodation in other cities which reflects a fall in students attending universities;
21. Leeds City Council is currently seeking to limit the number of student houses in one particular area. Should this permission be granted the residents of Denton Holme will face the same problems;
22. There has been no prior consultation with residents regarding the scheme;
23. The development will place increased pressure on local services such as the highway network, bus services, the foul drainage system, and gas, electric and water supplies;
24. The development will affect the wildlife on the site, particularly those that use the mill race that runs through the site such as bats and otters;
25. There are localised flooding problems in the immediate vicinity which could be exacerbated by this proposal;
26. Planting additional trees could threaten the stability of existing houses;
27. The foundations for this development are to be formed using a pile driving technique which could also affect the terraced properties, many of which have shallow foundations. A risk assessment should be undertaken into this form of construction and subsequent monitoring carried out during the construction phase;
28. Will this development increase the risk for neighbouring dwellings in the event of flooding;
29. The site is heavily contaminated given its former industrial use;
30. The bin stores are positioned too close to neighbouring houses;
31. The lane to the rear of Westmorland Street is unsuitable for vehicles associated with construction traffic;
32. A scaled down version of the current scheme would be more acceptable;
33. The determination of this application should be postponed until the student numbers are confirmed for 2012-2013;
34. The Little Caldwew is home to a colony of rats which raises issues regarding Weil's Disease and Leptospirosis Disease;
35. If granted permission, a Liaison Officer, nominated by the University,

should hold regular meetings with residents.

- 4.3 In response to the amended plans submitted a further eight letters of objection have been received. For the most part these objections reiterate the concerns highlighted above; however, many of the letters expressed increased concern regarding the presence of contamination on the site and whether the site should be redeveloped as a consequence.
- 4.4 Cllr Atkinson has also advised that he wishes to speak against the proposed development on the grounds that the developers have failed to take into account the resident parking problems in the area; the inadequate parking provision for students; the overbearing height of the development which is equivalent to four storeys; the lack of any enhancement for the area and the potential of local residents having their property prices devalued because of the current proposed plans for the site.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections, subject to the imposition of several planning conditions relating to highway matters. It is also requested that the developer to enter into a s106 agreement to secure:

1. A financial contribution of £10,000 to review the existing parking controls once the use has been operational for 12 months;
2. A financial contribution to assist in the completion of the Caldew Cycleway. As £46,000 was provided in respect of the approved Student Development off Collingwood Street (Application 090815) a proportionate level of contribution should be sought, which equates to £116,000;
3. £6,600 towards the monitoring of the Travel Plan; and
4. a Travel Plan Bond (the exact figure has yet to be clarified).

Local Environment - Streetscene - Highways Services: - has confirmed that there is a shortage of available on-street parking in the locality and that the prospective residents of these units would be eligible to apply for a 'residents parking' permit;

Green Spaces: has commented that the development will place an additional burden on public open space provision and, therefore, a financial contribution towards the provision and maintenance of that space should be sought;

Environment Agency: - no objections, subject to the imposition of four planning conditions;

United Utilities: - no comments received;

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

Local Environment - Environmental Protection: - no objections, subject to the imposition of a planning condition to deal with the possible presence of contamination that has not already been identified;

Cumbria County Council - Transport & Spatial Planning: - the proposal is not a Category 1 application and, therefore, the County Council will not be commenting on the application from a strategic perspective;

Northern Gas Networks: - no objections;

Access Officer, Economic Development: - no objections, however, suggestions have been made to improve facilities for disabled persons within the site;

Natural England: - no objections have been raised regarding the principle of the development; however, the Council should complete an Assessment of Likely Significant Effect to ensure that there is no adverse impact upon the River Eden and Tributaries Special Area of Conservation/Site of Special Scientific Interest;

Cumbria Constabulary - North Area Community Safety Unit: - has made a number of comments based on the principles of "Secured by Design";

Community Engagement - Private Sector Housing: - has identified that these units will fall within the definition of a House in Multiple Occupation under the Housing Act 2004 and that the development will need to comply with the HMO Amenity Standards document produced by the City Council.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are policies CP2, CP3, CP5, CP6, CP9, CP10, CP12, CP15, CP16, CP17, H1, H2, H16, LE2, LE4, LE27, LE29, LE30, T1 and LC2 of the CDLP. The Denton Holme and Longsowerby Design Statement is also of relevance, as it is an adopted Supplementary Planning Document.
- 6.2 The proposals raise the following planning issues:
 1. Principle Of Development
- 6.3 The application site, which lies within the urban area of Carlisle, is allocated for residential development in the CDLP. As such, the principle of residential development, including that to be occupied by students, is acceptable, subject to compliance with the criteria identified in Policies H1 and H16, and other relevant Local Plan policies.
 2. Scale, Layout And Design Of The Development
- 6.4 One of the principal concerns that this application raises relates to the design of the development and, in particular, whether three and four storey buildings are appropriate to the location.

- 6.5 In considering these concerns it is recognised that the surrounding properties are two storeys in height and that the scale of the proposed buildings exceed this. The residents' concerns regarding the height of the buildings are also related to the impact that the development will have upon the living conditions of neighbouring properties; however, this issue is discussed later under section 4 of this report (see paragraphs 6.27 to 6.37).
- 6.6 Whether the height of the buildings is appropriate to the site is a matter of subjective judgement; however, many of the objectors to the scheme have argued that there are no buildings of this scale in Denton Holme.
- 6.7 Whilst the immediate surroundings to the site comprise two storey terraces, Denton Holme is, in the Officer's view, an area where the skyline is punctuated by taller buildings. Obvious examples of such buildings include the substantial former mill buildings located at Denton Mill, Atlas Works and Shaddongate. There are also other existing buildings that exceed three storeys in height such as the former Reading Room and Coffee House at the junction of North Street and Denton Street; the flats located at the junction of Denton Street with Charlotte Street on the approach into Denton Holme from Carlisle and Robert Fergusson School on Denton Street.
- 6.8 When considering the height of the proposed buildings Members must also be mindful of the precedent set by other approved, albeit unimplemented, planning consents. One of the most significant of these is a planning permission for the erection of 196 student residences on land to the rear of Denton Street and Collingwood Street (Appn 09/0815). That consent, which was determined by the Development Control Committee in December 2009, included the erection of buildings that ranged between three, four and five storeys in height. Closer to the location of the application site, on the site of the former Penguins Factory, permission was granted for the erection of buildings that would be three and a half storey in height. In light of the above and notwithstanding the strength of objection from the general public, it is very difficult for Officers' to reasonably argue that the height of the buildings are inappropriate for the location as a precedent has clearly been set.
- 6.8 The proposed units are in effect townhouses, albeit houses that are occupied by 9 or 12 persons. Consequently, the appearance of the units has a vertical emphasis that reflects the predominant house type in the locality. The design of the buildings incorporates contemporary elements; however, this is reflective of current architectural practises and modern technology. The architect has sought to link the design of the building to the surrounding terraced dwellings through the use of a red facing brick. If Members were minded to support the application a condition could be imposed to ensure that the brick is a good match to those used in the surrounding terraces. The architect has also indicated that the roof covering will be clad with fibre cement roof slates, which is a man-made imitation of a natural slate. There are good examples of this type of roof covering which provide a likeness to natural slate. Bearing in mind the height of the roofs it would be difficult to establish the difference between the fibre cement slate and a natural slate. Consequently, the proposed roof material is acceptable to Officers. The differing roof styles between the various units, which include a traditional

pitched roof and 'saw tooth' roof design (essentially a series of short asymmetrical pitches), breaks up the potential monotony of the roofscape and makes the scheme more interesting visually.

- 6.9 The design of the buildings includes a sustainable building concept, which is described in greater detail in paragraphs 3.8 to 3.10 of this report. This is particularly important consideration as the sustainable construction methods being adopted far exceed that of a conventional scheme. This is reflected in the fact that previous student accommodation schemes based on the "eco-res" concept have been awarded a BREEAM rating of 'excellent' and 'outstanding'. It is the latter, more significant, rating that the applicant is aspiring to achieve in respect of this proposal. If achieved there are also other spin off benefits for the City, particularly those associated with the University, as it could be advertised that Carlisle is home to one of the few schemes world wide that have achieved the BREEAM accreditation rating of 'outstanding'. The use of such building techniques and incorporation of energy saving measures should be encouraged and is compliant with Policy CP9 of the CDLP.
- 6.10 In terms of the layout itself, the buildings are interspersed amongst landscaped areas that will provide external space for the residents to enjoy. The proposed development is well laid out and will encourage and promote the creation of a neighbourhood for its residents. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and semi-public space is defined, both of which should act as a deterrent to potential offenders and reduce the likelihood of crime occurring. The proposal also provides its own recreation facilities in the form of the 'social hub'. This is an area that will be manned by staff, although the precise number will vary on a day-to-day basis. It provides an area for students to congregate and socialise; however, it does not provide for the sale of alcohol for consumption either on or off the premises.
- 6.11 In summary, whilst residents have raised significant concerns regarding the height of the buildings, which it could be argued is at odds with the design guidance contained in the Denton Holme and Longsowerby Design Statement, it is the Officer's view that in light of other tall buildings in Denton Holme (including those that have been granted planning permission) and the absence of any clear demonstrable harm relating to the height of the proposed buildings a refusal of the application on this basis could not be substantiated.
- 6.12 Similarly, in respect of the appearance of the proposed townhouses, whilst they are different in architectural style, this in its own right would not necessarily prejudice the appearance of the area. It could be argued that, in design terms, this is just the next stage in the evolution of Denton Holme, the historical context of which has been well documented.

3. Highway Issues

- 6.13 Another key concern that has been raised by the local residents relates to highway issues, in particular the perceived shortage of car parking spaces

and the additional impact that the development would place on the recognised shortage of available on-street parking. If this were to occur it could be reasonably argued that the development would have an unacceptable impact upon the living conditions of neighbouring residents or highway safety.

- 6.14 Paragraph 3.6 of this report identifies how the forty eight spaces within the site will be allocated. Four spaces are allocated for staff associated with the social hub; twenty spaces are available for visitors, with the remaining twenty four spaces allocated for residents.
- 6.15 Whilst the number of spaces may sound low given the number of students the architects, who have been involved in other student residential schemes elsewhere in the country, have advised the applicant that car ownership levels amongst students is relatively low and this level of parking will be sufficient for the proposed level of students, whilst ensuring that there is no increase in on-street parking.
- 6.16 In order for this scheme to be successful it is imperative that existing levels of on-street are not exceeded as a consequence of the proposed residents parking on the surrounding residential streets. To combat this particular issue the applicant's have agreed to provide a car parking management strategy that will demonstrate how the twenty four residential spaces will be allocated to ensure that they are not oversubscribed. The applicant has also agreed to enter into a s106 agreement to effectively rescind the rights of the future residents of this scheme to apply for residents parking permits (as well as visitor permits) through the lease agreements. This arrangement would be secured in perpetuity through the completion of the s106 agreement. It is the Officer's view that these two measures will prevent additional parking by students within the surrounding streets.
- 6.17 It is recognised that at the beginning or end of term there may be an increase in parking levels in the surrounding streets as parents arrive to collect or drop off students; however, this problem would be relatively short lived and it is anticipated that the twenty visitor spaces would address this issue to a large degree. In the Officer's view, if these visitor spaces were full the reality is that parents collecting/dropping off students are more likely to park indiscriminately within the site for a short period rather than to have to walk further a field.
- 6.18 In promoting the reduced level of car parking, the applicant's supporting transport information highlights that students are more likely to travel on foot, by bicycle or by public transport, as opposed to private car, hence the fact that the applicant's propose to provide 56 covered secure bicycle storage spaces.
- 6.19 The application is accompanied by a Travel Plan, which is intended to influence travel choices of future residents and encourage more sustainable means of travel. The Highway Authority has raised issues with the content of that plan, most notably the absence of any reference to the Caldew Cycle link; however, the applicant's transport consultants have advised that this is because this cycle link is presently incomplete. To overcome the shortcoming

of the current Travel Plan the Highway Authority has suggested that an updated Travel Plan be submitted, which can be secured through the imposition of a planning condition.

- 6.20 As Members will be aware the Travel Plan is a document that identifies measures that will be undertaken by the developer to discourage reliance on the private car and encourage greater use of public transport, cycling and walking. Any subsequent s106 agreement would also need to incorporate the payment of £6,600 to enable the continued monitoring of the Travel Plan. The applicant has also agreed, in principle, to provide a Travel Plan Bond, which would be secured through a s106 agreement, albeit the exact figure has yet to be clarified by the Highway Authority. Effectively this bond would be used by the Highway Authority to encourage increased levels of sustainable travel should the applicant fail to achieve this through the Travel Plan.
- 6.21 The implementation of the Travel Plan should encourage more sustainable forms of Travel; however, to assist in meeting this objective the Highway Authority has also suggested that a financial contribution should be made towards constructing the presently incomplete section of the Caldew Cycleway at its northern end where it connects to Castle Way. The Highway Authority advised that in respect of the other student scheme in Denton Holme, which would accommodate 196 students, a contribution of £46,000 would be secured (should the development be implemented) and, therefore, a pro rata contribution should be paid. This would equate to a financial contribution of £116,000. At present the exact costing of the cycleway works has yet to be defined, as has clarity of funding from alternative sources, such as other development projects. Members should be aware, therefore, that this contribution is an upper ceiling figure and may in fact reduce when more information on costing and/or funding becomes available.
- 6.22 The Highway Authority also suggested that improved cycle provision could be achieved by creating a dedicated cycle link on to the lane at the rear of Westmorland Street, which in turn would provide a direct access towards the Caldew Cycleway. Whilst the Highway Authority's aspirations are noted, it is the Officer's view that the provision of such a link would undermine the security of the site and should be resisted, particularly as safer routes, albeit not dedicated cycleways, exist through the surrounding terraced streets.
- 6.23 The Highway Authority also requested a financial contribution of £10,000 to enable a review of the existing parking restrictions in Denton Holme twelve months after the date that the development is operational. Given that Officers' are satisfied that appropriate measures are proposed to prevent additional on-street parking it is the Officer's view that it would not be reasonable to request this contribution, as to do so would not comply with the regulations that regulate the payment of financial contributions via s106 agreements.
- 6.24 The local Ward Councillor, Councillor Atkinson, has suggested that this scheme could provide the opportunity to improve the parking situation for residents through the provision of parking lay-bys along the lanes to the rear of Norfolk Street and Richardson Street. In his view, this could be achieved without compromising the layout of the scheme.

- 6.25 To assist in this matter the City Council's Highway Manager has provided an approximate cost of providing these parking bays to an adoptable standard, which equates to approximately £46,000. The applicant has indicated, albeit not formally, that they would not be opposed to doing this, but that if they were to do so the land would have to be transferred from their ownership and that the Council would have to agree to reduce financial contributions that may be incurred in other areas. In terms of the latter, Members are reminded that any request for financial contributions are as a consequent of a policy requirement/justification to do so and that there is no policy requirement for the provision of additional off-street parking for the existing residents, particularly as, in the Officer's view, adequate measures will be put in place to restrict on-street parking by the future occupants of this scheme.
- 6.26 In summary, however, the Highway Authority has raised no objections to the scheme, subject to the imposition of appropriate conditions that relate to the construction of the access roads, parking provision for construction vehicles, the submission of a Travel Plan and the retention of the cycle bays. It is also necessary to complete a s106 agreement to secure a financial contribution of £116,000 towards cycleway improvements; to rescind the ability of future residents of this scheme to apply for residents/visitor parking permits; a Travel Plan monitoring fee of £6,600 and a Travel Plan Bond to ensure that the objectives of the Travel Plan are met.

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

- 6.27 Another fundamental concern associated with the height of the development, aside from whether the buildings are in keeping with the locality, is the impact that the accommodation blocks will have upon the living conditions of those residents that adjoin the site.
- 6.28 In respect of this particular concern the architects have been careful to ensure that the standard minimum distances between the townhouses and the neighbouring properties have been exceeded. There are two key exceptions where this has not been achieved which relate to Block M on Norfolk Street and Block A on Richardson Street. These three storey units are located less than 21 metres from the residential properties that are located on the opposite side of these roads. Whilst the minimum 'window to window' distance of 21 metres has not been achieved in these circumstances it is normally reasoned that in order to maintain the built form of the terraced street a reduced distance is acceptable.
- 6.29 On the whole, however, Officers are satisfied that adequate separation distance has been achieved to ensure that the living conditions of neighbouring residents will not be compromised through loss of light, privacy or overdominance.
- 6.30 Objectors have also raised concerns regarding the perceived 'student lifestyle' and the detrimental impact that this may have upon the immediate residents through noise, nuisance or other disorder, which residents believe may arise from a concentration of residential accommodation to be occupied

by persons largely under 25 years of age.

- 6.31 In response to these behavioural concerns, which are largely, out with the control of the planning regime, the applicant's have sought to put residents minds at ease by documenting that it is the intention, should permission be forthcoming, for the University of Cumbria to be responsible for the marketing, leasing and on going management of the student accommodation. Officers have been informed that pending an agreement being finalised the University will have staff employed at the social hub during normal working hours who will be responsible for the on-going day-to-day tenancy management.
- 6.32 The University would also operate a 'student warden' type system where a number of residents receive a reduced rate in return for supporting University staff in managing and ensuring appropriate conduct on site. The University of Cumbria have also confirmed to the applicant's that their prospective tenancy agreements include provisions on acceptable/appropriate behaviour and available sanctions.
- 6.33 In considering the above points Members should note that this suggested arrangement with the University is not guaranteed; however, it does provide a clear indication of the applicant's intentions should permission be forthcoming. If in the event that the accommodation was not managed by the University it would be overseen by another landlord, whether the applicants or separate third party, who is likely to adopt similar management provisions. The key point for Members to be mindful of is that, notwithstanding residents' concerns, it would be wrong to determine the application on the stereotypical view that students will create an unacceptable level of nuisance or disturbance that would be harmful to the living conditions of residents. Members may also appreciate that there are other regulatory bodies that can address these issues, including the Council's Environmental Health Officers and the rules of the professional bodies with whom some of these students will be associated.
- 6.34 Some objectors to the scheme have also highlighted that permission has been granted for the provision of 196 student residences on land towards the northern extent of Denton Holme. These objectors are correct in thinking that this current application must be determined with that commitment in mind as the permission could still be implemented. If it were, the schemes would cumulatively provide for 691 students in the Denton Holme area. The two sites are, however, located at the opposite ends of Denton Holme and whether the cumulative effects that are alluded to will actually be felt is unsubstantiated. The demographic profile of Denton Holme will undoubtedly change as a consequence of an increase in students; however, whether this would be an adverse change is difficult to quantify. Some residents have implied that the area would be deserted outside term-time; however, the reality is that both sites are currently undeveloped and, therefore, out side of term-time there would no change to the present status quo.
- 6.35 Objectors have also questioned whether student numbers will fall in the future as a consequence of increased tuition fees. It is the Officer's view that whether or not an application is successful should not be on the basis of a

perceived fear of a reduced student uptake. It is the applicants, in conjunction with their discussions with the University of Cumbria, who are best placed to make this decision, which is a significant commercial decision on the part of the applicant resulting in a potential multi-million pound financial investment on their part and, therefore, clearly not a decision that they would take lightly in this current financial climate.

6.36 Some residents have expressed concern over the proximity of the bin stores to their properties and whether or not it would result in unpleasant smells or attract vermin. Whilst these concerns are noted potential problems can be averted through appropriate management.

6.37 It is acknowledged that given the scale of the development there will be a degree of disturbance during the construction of the dwellings. In order to mitigate the impact that the construction phase will have upon the living conditions of residents a condition is recommended that limits construction work to between 7.30am and 6pm Monday to Friday, 7.30am to 1pm on Saturdays, with no work permitted on Sundays.

5. Provision Of Public Open Space/Maintenance

6.38 When considering applications for housing developments, applicants are commonly requested to make a financial contribution to the burden that the future occupiers of the development would place on open space provision/maintenance. The level of financial contribution is dependent on the housing mix and is secured through the completion of a s106 agreement.

6.39 The future occupiers of this development will undoubtedly place an increased burden on the areas of green space within the vicinity of the site; however, given that this development relates to the provision of student accommodation in dwellings housing 9-12 students there is no predetermined formula for generating the recommended level of contribution towards open space provision.

6.40 The applicant's have offered a financial contribution of £40,000 towards open space provision/maintenance. Taking into account the level of open space within the site and the provision of a dedicated student social hub, the proposed contribution is considered proportionate and relevant to the development. By way of a comparison had this been a residential scheme for 46 four bedroom townhouses a financial contribution of £55,000 would have been sought. Members should note that this comparison excludes a contribution towards the provision of play areas as students are considered to be too old to use such facilities. In order to secure these funds it would be necessary for the developer to enter into a s106 agreement. Councillor McDevitt has made Officers aware of aspirations for the provision of a new community centre in Denton Holme and it is recommended that a caveat is included in the s106 agreement that also enables this contribution to be used towards achieving that objective.

6. Retention Of Existing Landscape Features/Ecological Issues

- 6.41 The applicant has indicated that the detailed scheme will incorporate the majority of the existing landscape features along the banks of the Little Caldey. Some thinning out is required for maintenance purposes; however, additional planting is proposed to enhance the river corridor. The finer details of the landscaping scheme can be regulated through the imposition of an appropriately worded condition.
- 6.42 In terms of the ecological issues, the application is supported by an Ecological Report. That report identified that there are no protected species, such as nesting birds or bats, present on the site itself, but that the watercourse could be used by otters. In respect of the potential impact upon otters the applicant's ecologist concluded that the 4m undeveloped margin to the either side of the millrace would ensure that the development would not have a direct impact upon commuting routes of otters in the area.
- 6.43 Overall, the applicant's ecologist concluded that the site is of limited ecological value and any adverse ecological impacts are likely to be offset to some extent by the soft landscaping proposed. The precise details of any landscaping could be controlled through the imposition of a condition that requires a landscaping scheme to be agreed. The applicant's ecologist also advised that any new planting be of a type that would encourage insects, which in turn would provide food for bats and birds.
- 6.44 Several conditions are recommended to offset the potential effects that could arise during the construction phase. Firstly, that no site clearance takes place between 1st March to 31st August unless the absence of nesting birds has been established through a survey. Secondly, that protective fencing is erected around those trees to be retained to ensure that they are not harmed during the construction phase. Thirdly, that a Construction Environmental Management Plan is produced to demonstrate how the river corridor will be protected whilst construction work is on-going.
- 6.45 In addition to the foregoing Natural England has raised no objections, but has advised that if the Council was inclined to approve this application it would be necessary to undertake an "Assessment of Likely Significant Effect". This assessment would identify those conservation features of interest, i.e. the Little Caldey; the potential hazards these features would be exposed to during the construction phase and the means of mitigating any potential adverse impact. A condition is recommended that requires a Construction Environmental Management Plan to be submitted to cover this issue, which is an approach that Natural England has accepted in similar scenarios. A further condition is recommended at the request of the Environment Agency that seeks clarification as to how the river corridor will be enhanced and managed once the development becomes operational.
- 6.46 If Members are minded to support this application it is requested that authority to issue an approval is granted to enable the completion of that assessment, together with the modification/inclusion of any conditions requested by Natural England.

7. Contamination

- 6.47 It is recognised that there are contaminants on the site that are associated with the previous industrial uses that took place on the site. In 2008 a scheme of remediation was approved, although never implemented. The current proposals follows a similar approach, which involves forming a 1m deep layer of capping over the majority of the site, albeit the depth of the capping will reduce to existing site levels along the Norfolk Street and Richardson Street frontages. This layer effectively separates contaminated ground from the occupied areas.
- 6.48 The City Council's Environmental Health Officers and the Environment Agency have raised no objections to the proposed scheme of remediation, subject to the imposition of two conditions. The first would require a Risk Management Strategy/Method Statement to be submitted to ensure remediation works are safely undertaken, together with a condition that would legislate for the event that contamination is found at a later date, which had not previously been identified.
- 6.49 Members may be aware that there has recently been an article in the press that has heightened residents concerns regarding contamination. It is not unusual for contaminated sites to be developed for sensitive uses such as housing. The key question is whether the site can be safely remediated, which in this instance, the advice from specialist consultees, such as the Council's Environmental Health Officers and the Environment Agency, is that this can be achieved, subject to the imposition of appropriate conditions.

8. Foul And Surface Water Drainage

- 6.50 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable in principle. Although United Utilities has not formally responded to the consultation that they were sent a condition is recommended that requires the foul connection points to be agreed prior to development commencing, which is in line with the advice that United Utilities have provided in respect of other recently considered 'Major' planning applications.
- 6.51 In terms of surface water disposal the applicant's have indicated that it is their intention to discharge into the Little Caldew via the surface water drainage system that previously serve the former buildings on the site. It is understood that the drainage system remains in a good state of repair and the disposal of surface water to an existing water course is a preferred and more sustainable option. The Environment Agency has raised no objections to this arrangement, subject to the imposition of a planning condition.

9. Flood Risk

- 6.52 Whilst the site is located within Flood Zone 2, Planning Policy Statement 25 "Development and Flood Risk" advises that residential development can take place in such areas provided that appropriate safeguarding measures are incorporated, hence the site's designation as a housing site within the Carlisle District Local Plan.

- 6.53 The Environment Agency has advised that the finished floor level of the proposed units is acceptable in light of the fact that the flood defences have been completed. The applicant also proposes to sign up to the Environment Agency's advanced telephone warning scheme and include measures to prevent back flow up the sewerage pipes in the event of abnormally high river levels.

10. Other matters

- 6.54 Some residents have expressed concern regarding the proposed method of construction, which will include pile driven foundations. The residents are concerned that this may result in structural damage to their homes. In the event that structural damage were to occur in neighbouring dwellings as a consequence of any aspect of the construction phase it would be a civil matter for the developer to resolve with those persons affected. It is not necessary for the Council to undertake a risk assessment into this form of construction as this is a matter for the developer to assess outside the planning process.

11. Other Material Considerations

- 6.55 In considering whether the development accords with the relevant Local Plan policies, Members should be mindful of the other positive benefits that this scheme offers, which are a material planning consideration to be weighed in the balance alongside the concerns of residents.
- 6.56 It is anticipated that the scheme will benefit the businesses in and around Denton Holme through increased passing trade. More importantly, perhaps, the scheme will provide a high quality, ecologically friendly student development that the University can associate with to attract additional students to the City. It would also be beneficial to the City as a marketing tool if this scheme was to achieve the BREEAM 'outstanding' award that the developers aspire to achieve.

Conclusion

- 6.57 In overall terms, the principle of the development is acceptable. Officers are satisfied that adequate separation distance has been provided to ensure that the living conditions of the neighbouring properties will not be adversely affected through loss of light, privacy or overdominance. Adequate amenity space, incutillage parking provision would be available to serve the townhouses. The new accesses to be formed and the anticipated level of traffic generated by the proposal would not prejudice highway safety. In all aspects the proposals are compliant with the objectives of the relevant Local Plan policies.
- 6.58 If Members are minded to grant planning approval it is requested that "authority to issue" the approval is given subject to the completion of a s106 agreement to secure:
- a) a financial contribution of £40,000 towards the provision and maintenance

of public open space. The s106 agreement should include a clause to enable the money to be put towards a community centre should that aspiration be realised;

- b) certainty that the lease agreements for the prospective tenants that includes a clause that rescinds the ability of future occupiers to apply for a residents parking permit (including visitor parking permits);
- c) a maximum financial contribution of £116,000 toward improvements to the Caldew Cycleway. It should be noted, however, that this figure may reduce once the cost of these works have been drawn up or if funding is made available from alternative sources of funding, such as through other s106 agreements relating to other schemes in the area;
- d) £6,600 to enable monitoring of the Travel Plan for a five year period;
- e) a Travel Plan Bond; and
- f) £300 to enable monitoring of the s106 agreement.

6.59 Finally, Members are also reminded that if "minded to approve" this application it is necessary to undertake an "Assessment of Likely Significant Effect" under the Habitats Regulations given the potential impact upon the River Eden and Tributaries SAC and SSSI. This assessment needs to be agreed by Natural England; however, Officers do not envisage that the outcome of the assessment will preclude planning permission being granted. Clearly, however, if it were found to give rise to such concerns the application would be brought back before Members. It is, however, requested that in granting authority to issue the decision Members authorise Officers to make any necessary changes to the prospective conditions if requested by Natural England.

7. Planning History

- 7.1 There are a number of planning applications associated with the factory that has since been demolished. None of these applications are specifically relevant to this current proposal.
- 7.2 In 2008 planning permission was granted for a site remediation scheme to facilitate the future development of the site (Application 07/1207).

8. Recommendation: Grant Subject to S106 Agreement

- 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:

**SCHEDULE OF PLANS, DOCUMENTS AND VISUAL ILLUSTRATIONS
[DETAILS TO BE INSERTED], THE NOTICE OF DECISION, ETC**

Reason: To define the permission.

3. 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.

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

5. No development 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.

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

6. 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. 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.

7. Before any development is commenced on the site, including site works of any description, 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. 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.

8. No development shall commence until 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.

9. 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 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.

10. 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.

11. Prior to the commencement of development 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 upon commencement of development 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.

12. The development hereby permitted shall not be commenced until such time as 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.

13. The development will only be acceptable if the details of 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 prior to development commencing.

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.

14. 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.

15. Prior to the commencement of development 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 and Rural Communities Act 2006.

16. No development shall commence until 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.

17. No development shall commence until an Options Appraisal and Risk Assessment Management Strategy/Method Statement has been submitted to and approved, in writing, by the Local Planning Authority, as recommended by the applicant's Stage 2 Environmental Risk Assessment received 4th November 2011.

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 CP5, LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

18. 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.

19. No development shall commence until details of any proposed means of external lighting have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the living conditions of neighbouring residents are safeguarded and to ensure compliance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

20. 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.

21. 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.

22. No development shall commence until 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.

23. 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.

24. 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.

25. 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 before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed 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.

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

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

27. 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 identify 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 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.

28. 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.



1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved.

2. The second step is to analyze the problem. This involves breaking the problem down into its component parts and identifying the underlying causes.

3. The third step is to develop a plan of action. This involves determining the steps that need to be taken to solve the problem.

4. The fourth step is to implement the plan. This involves putting the plan into action and monitoring progress.

5. The fifth step is to evaluate the results. This involves assessing the effectiveness of the solution and making any necessary adjustments.

NOTES	
—	Site Boundary
—	Proposed Building Footprint

REVIEWS		DATE	BY
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READING COMPREHENSION

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frequency

Student Accommodation

CLIENT



WOLFFSTEINER CONJECTURE

Existing Site Plan
Topographical

Available to download from <http://www.oxfordjournals.org>

SCALE	1:1000	DRAWN BY	JAM
DATE	December 2011	CHECKED	CS

Alternative Procedures

<input checked="" type="checkbox"/> CONTRACT					
<input type="checkbox"/> MILEAGE					
DRAWING STATUS					

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76

INFORMATION	DESIGN STATUS	REVISION	CONSTRUCTION
200 1118 PM 11			
DATE	CHECKED	DRAWN BY	SCALE
200 1118 PM 11			

SITE SECTIONS 1 & AND 5

DRAWING DESCRIPTION



CLIENT

Student Residence Association
Maitland Road, Cairns

PROJECT



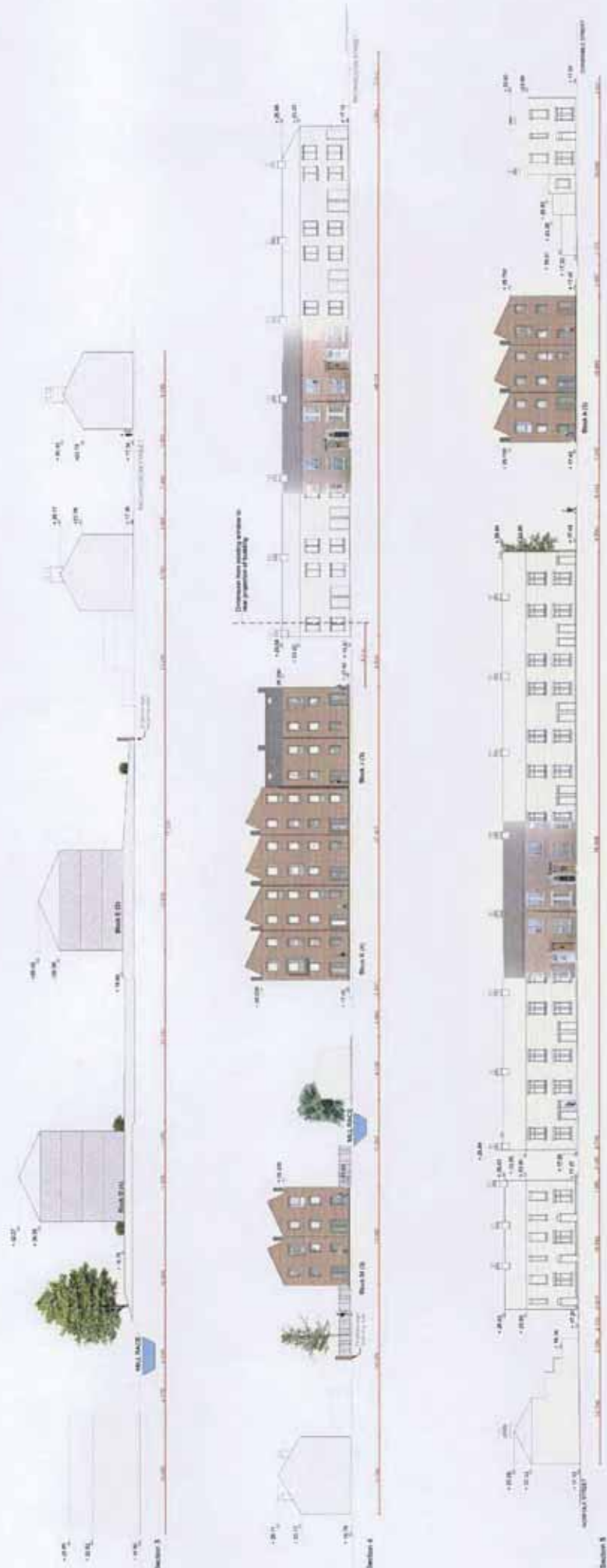
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REVISIONS	DATE	BY	DESCRIPTION
1	200 1118 PM 11		Initial design
2	200 1118 PM 11		Revised design
3	200 1118 PM 11		Final design

ALL EXISTING BUILDING LEVELS APPROXIMATE

NOTES

1. All existing building levels are approximate.
2. All new building levels are to be determined by the architect.
3. All new building levels are to be determined by the architect.
4. All new building levels are to be determined by the architect.
5. All new building levels are to be determined by the architect.



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Any photographs or other information from the drawings are the property of the Architect and are to be used only for the project and site for which they were prepared.



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DRAWING ORIGINATOR

Architectural
 277
 architecture

PROJECT

Student Residential Accommodation
 Norfolk Street, Cardiff

CLIENT

border
 ARCHITECTURAL
 277

DRAWING DESCRIPTION

GA Block B
 Elevations

SCALE 1:1000 A1
DRAWN BY SM

DATE November 2017
CHECKED SM

DRAWING NUMBER
 239/1118 (PA) 21 5

DRAWING STATUS
 INFORMATION TENDER CONTRACT
 CONFIRMATION

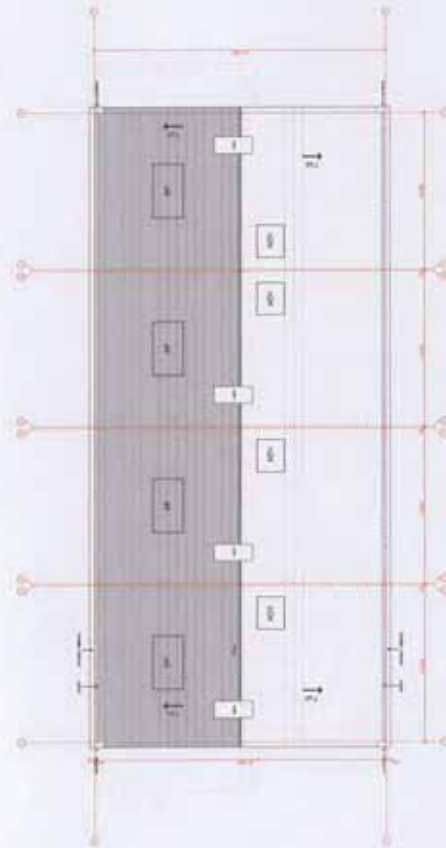
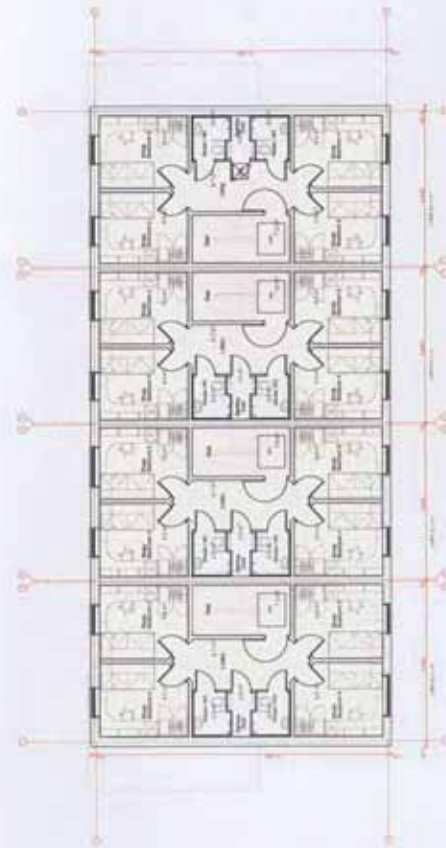
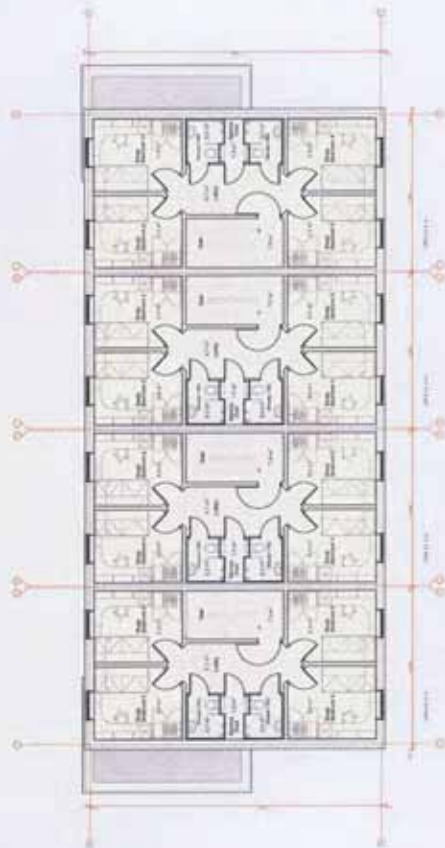
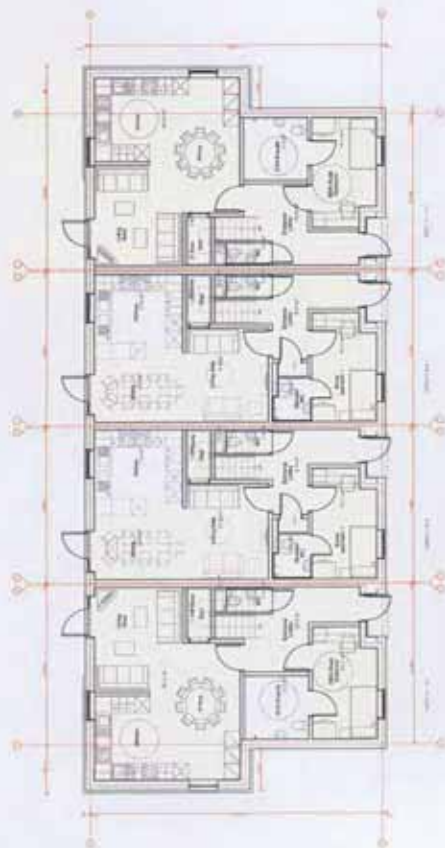


Elevation 2



Elevation 4

- 1. Plasterwork - colour 70C
- 2. High performance acrylic primer - colour 70C
- 3. High performance acrylic primer - colour 70C
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- 19. High performance acrylic primer - colour 70C
- 20. High performance acrylic primer - colour 70C



REVISIONS		Rev	Date
1	Initial issue		
2	Revised to add new information		

FOLLOW

DAEWOO CORP.

1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**

PROJECT



BORDER

ANALYSIS AND DESCRIPTION

GA Block B
Ground, First, Second Floor and Roof Plans

DATE	TIME	DRAWN BY	NO.

DATE	Year 2016	CHECKED	30
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DRAWING NUMBER

200.1110 (PA) 10 3

DRAWING STATUS

Information	Product	Contract Construction
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NOTES

1. All elevations are to be finished to the top of the roofline.

2. All elevations are to be finished to the top of the roofline.

3. All elevations are to be finished to the top of the roofline.

4. All elevations are to be finished to the top of the roofline.

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11. All elevations are to be finished to the top of the roofline.

12. All elevations are to be finished to the top of the roofline.



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1. Initial design	04/10/18	AM		
2. Revised design	04/10/18	AM		
3. Final design	04/10/18	AM		
4. Final design	04/10/18	AM		
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DRAWING ORIGINATOR

PROJECT

CLIENT



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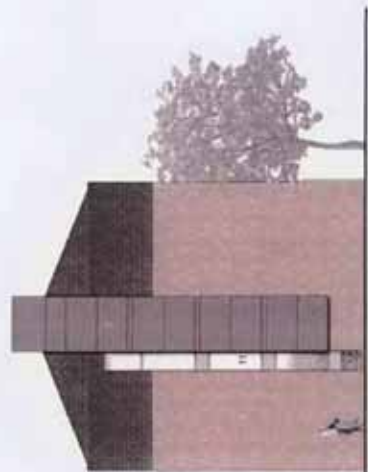
Elevation 1



Elevation 2

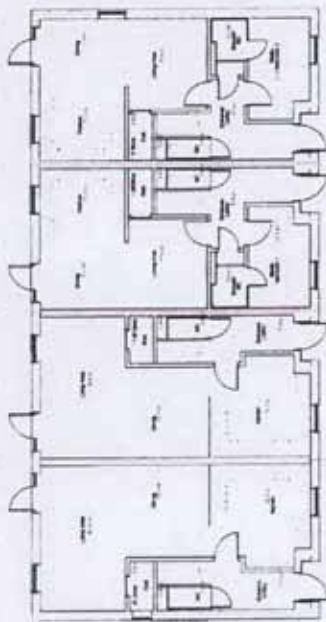


Elevation 3

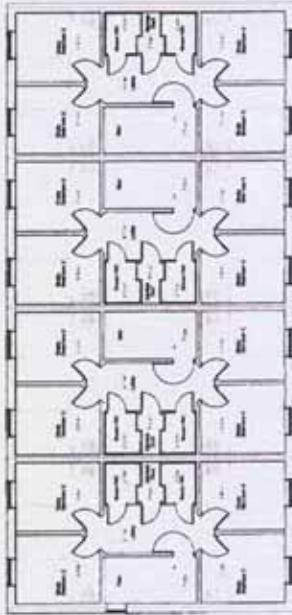


Elevation 4

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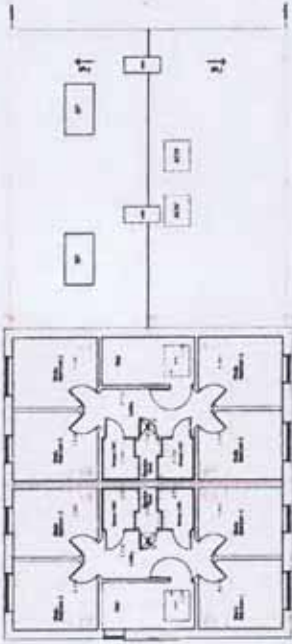
Ground Floor Plan



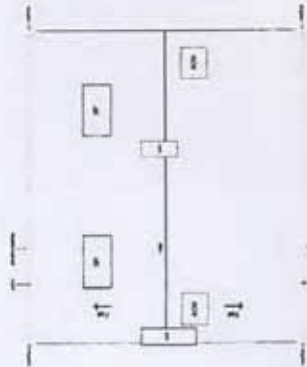
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

NOTES

1. All dimensions are in meters unless otherwise stated.

2. All rooms are to be finished with the following materials:

- Walls: 100mm thick concrete blockwork with 10mm plaster.
- Floors: 100mm thick concrete slab.
- Roofs: 100mm thick concrete slab.
- Windows: 100mm thick concrete frame with double glazing.
- Doors: 100mm thick solid timber door.

3. All rooms are to be finished with the following materials:

- Walls: 100mm thick concrete blockwork with 10mm plaster.
- Floors: 100mm thick concrete slab.
- Roofs: 100mm thick concrete slab.
- Windows: 100mm thick concrete frame with double glazing.
- Doors: 100mm thick solid timber door.

4. All rooms are to be finished with the following materials:

- Walls: 100mm thick concrete blockwork with 10mm plaster.
- Floors: 100mm thick concrete slab.
- Roofs: 100mm thick concrete slab.
- Windows: 100mm thick concrete frame with double glazing.
- Doors: 100mm thick solid timber door.

REVISIONS	
No.	Description
1	Initial design
2	Revised design
3	Final design

DRAWING INFORMATION

PROJECT: Student Residential Accommodation
 HOUSE: Three Cottages

CLIENT: [Redacted]

Scale: 1:100
 Date: 10/11/18
 Drawn by: [Redacted]
 Checked by: [Redacted]
 Drawing Manager: [Redacted]
 Drawing Status: 200 1118 (PA) 23, 3

Information	Revision	Contract
Construction		



REVISIONS		
Rev	By	Date
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<p>ORIGINATOR</p> <p>Architectural Services 10000 University Avenue Suite 100 San Diego, CA 92121 Tel: 619-594-9400 Fax: 619-594-9401 Email: info@architectural-services.com</p>	<p>PROJECT</p> <p>Student Functional Accommodation 10000 University Avenue Suite 100 San Diego, CA 92121 Tel: 619-594-9400 Fax: 619-594-9401 Email: info@architectural-services.com</p>	<p>CLIENT</p>
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For a complete list of the members of the American Society of Heating, Refrigerating and Air Conditioning Engineers, visit the ASHRAE website at www.ashrae.org. For more information on the ASHRAE 2007 Conference, visit www.ashrae.org/conference. For more information on the ASHRAE 2007 Conference, visit www.ashrae.org/conference.

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NOTES

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the wall unless otherwise noted.
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10	10/10/10

DRAWING ORIGINATOR

architect
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.555.1234
Fax: 415.555.1235
www.architect.com

PROJECT

Building Residential Accommodation
North Street, Cardiff

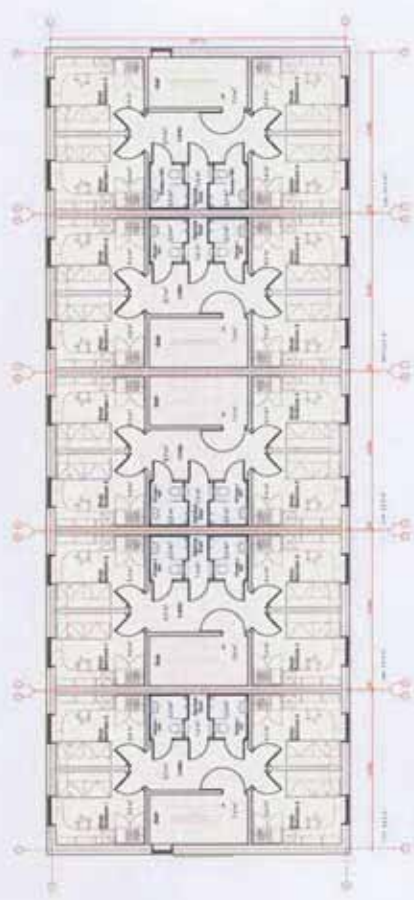
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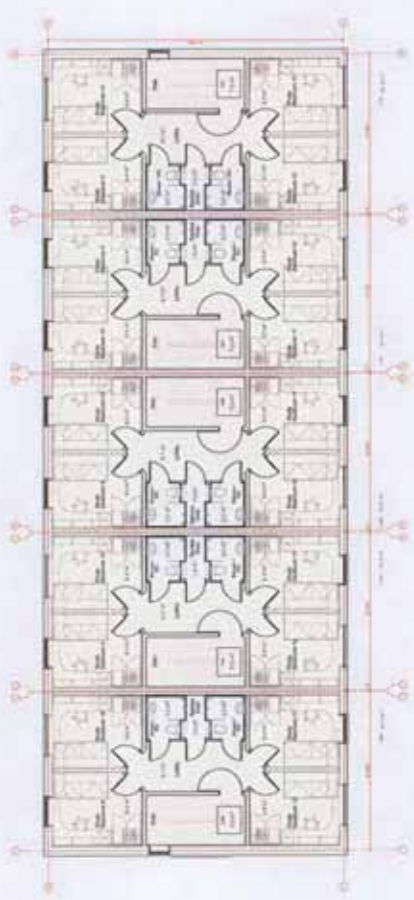
DRAWING DESCRIPTION

GA Block D
Floor Plans

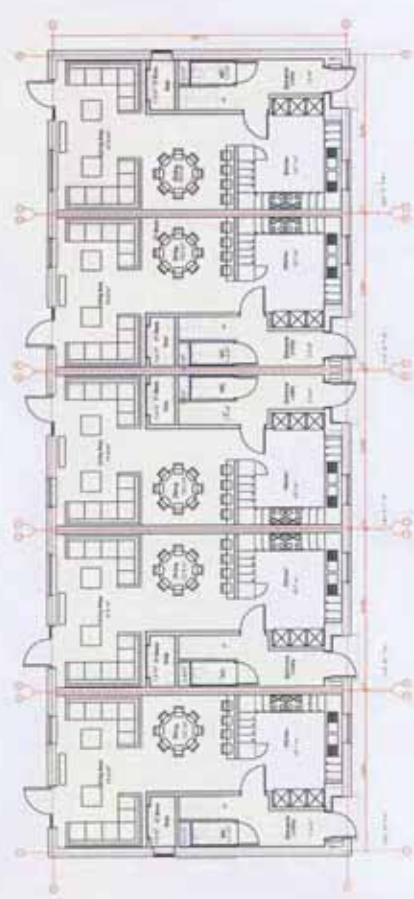
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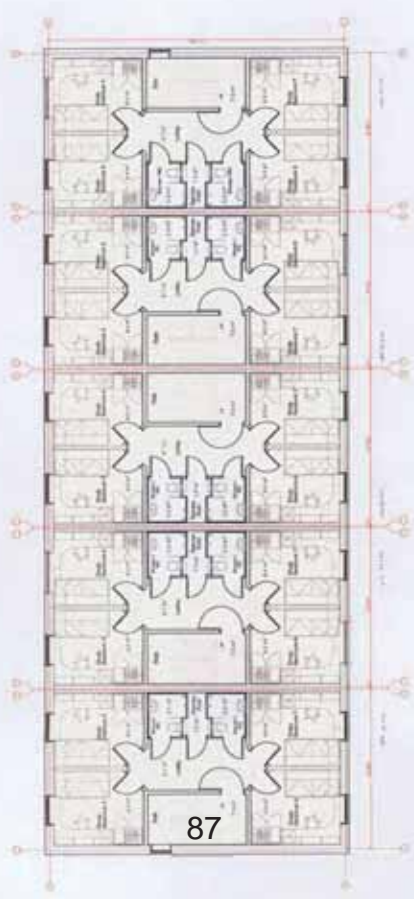
First Floor Plan



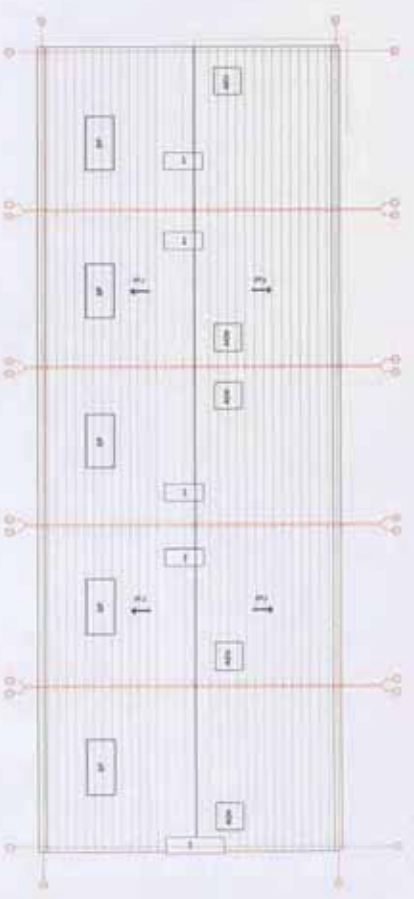
Third Floor Plan



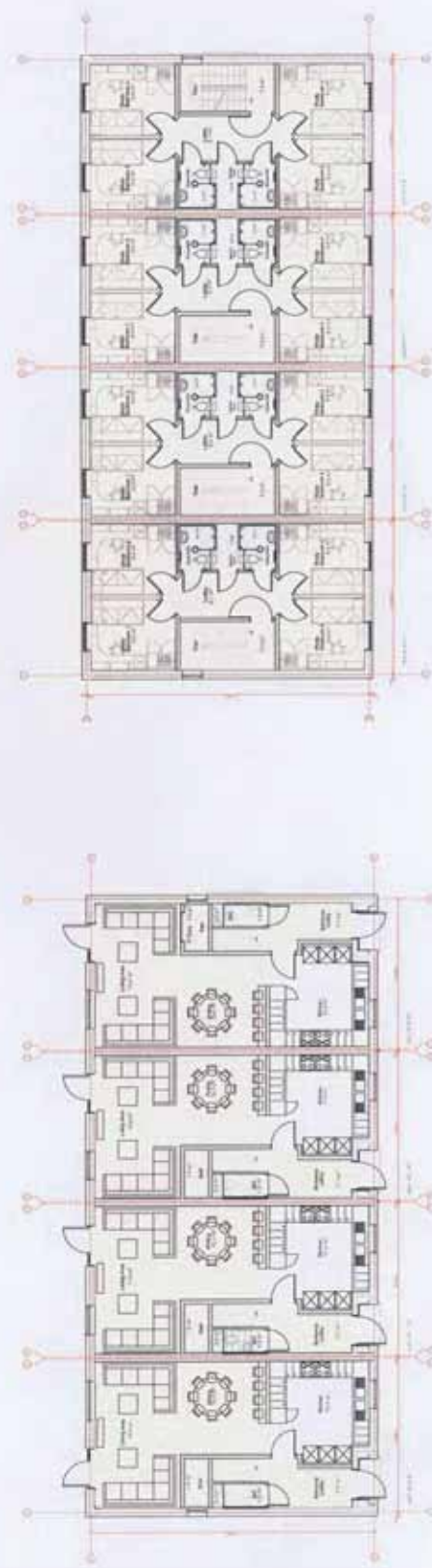
Ground Floor Plan



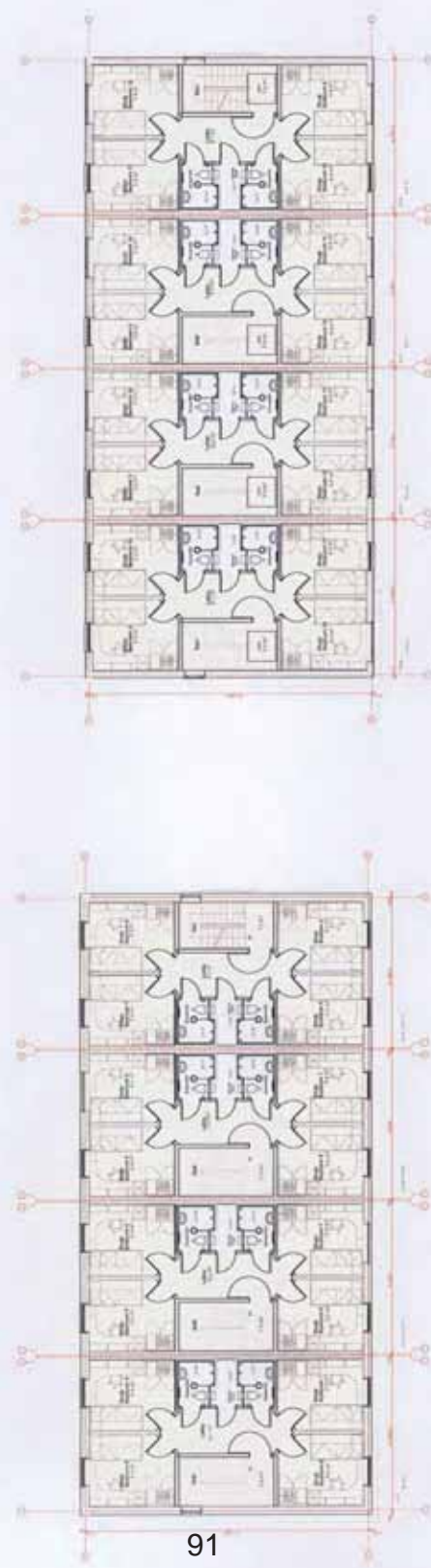
Second Floor Plan



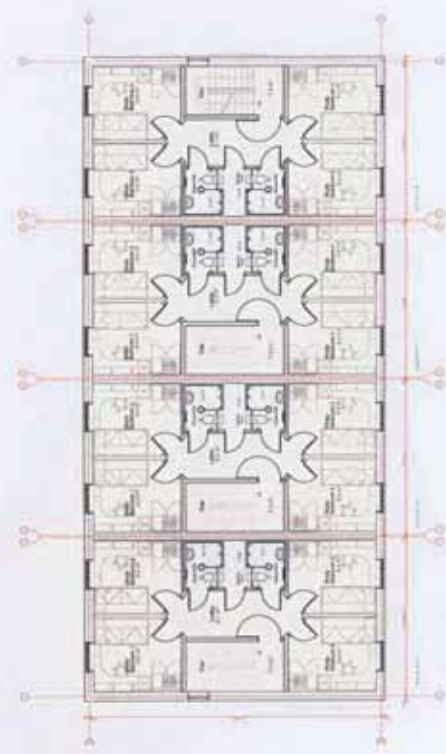
Roof Plan



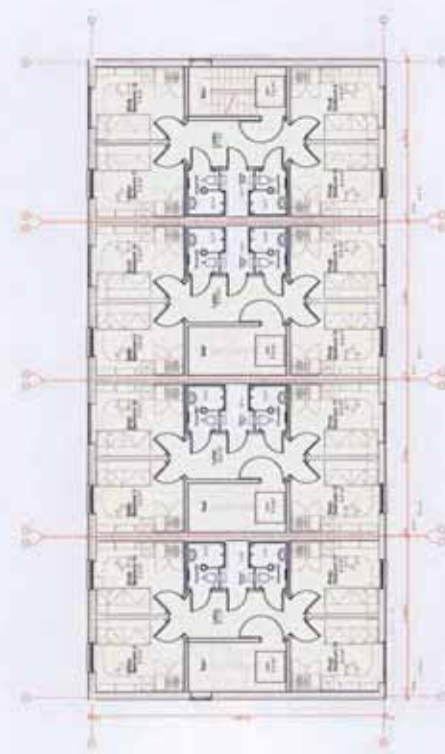
Ground Floor Plan



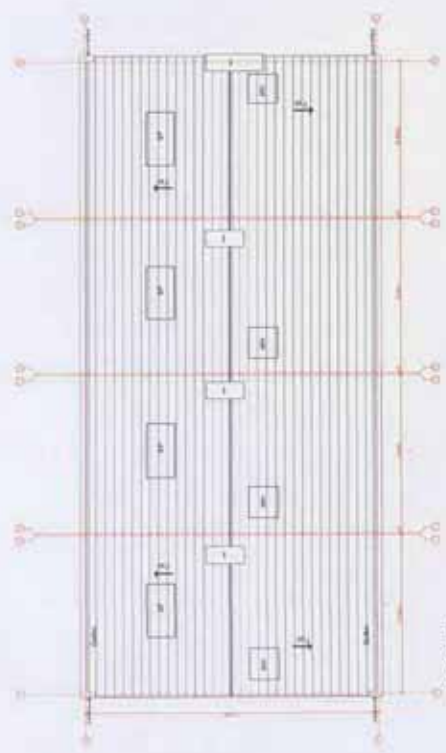
Second Floor Plan



First Floor Plan



Third Floor Plan



Roof Plan

NOTES

1. All dimensions are in meters unless otherwise stated.

2. All rooms are to be finished with the following materials:

3. All rooms are to be finished with the following materials:

4. All rooms are to be finished with the following materials:

5. All rooms are to be finished with the following materials:

6. All rooms are to be finished with the following materials:

7. All rooms are to be finished with the following materials:

8. All rooms are to be finished with the following materials:

9. All rooms are to be finished with the following materials:

10. All rooms are to be finished with the following materials:

REVISIONS

No.	Description	Date
1	Initial design	10/10/2010
2	Revised design	10/10/2010
3	Final design	10/10/2010

DRAWING ORIGINATOR

Architectural Services
 2nd Floor
 10/10/2010

PROJECT

Student Residential Accommodation
 10/10/2010

CLIENT



DRAWING DESCRIPTION

Ground, First, Second, Third Floor and Roof Plans

SCALE 1:100

DATE 10/10/2010

DRAWING NUMBER 200-1116 (PA) 35

DRAWING STATUS

INFORMATION	DESIGN	CONSTRUCTION
1	1	1

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Any alterations to the drawings shall be made by the Architect and shall be indicated by a separate sheet of drawings. The Architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

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Any alterations to the drawings shall be made by the Architect and shall be indicated by a separate sheet of drawings. The Architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

NOTES

1. All dimensions shall be in millimeters unless otherwise stated.

2. All dimensions shall be to the center of the wall unless otherwise stated.

3. All dimensions shall be to the center of the wall unless otherwise stated.

4. All dimensions shall be to the center of the wall unless otherwise stated.

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REVISIONS			
No.	By	Date	Description
1	Architect	10/10/2018	Initial design
2	Architect	10/10/2018	Revised design
3	Architect	10/10/2018	Revised design
4	Architect	10/10/2018	Revised design
5	Architect	10/10/2018	Revised design

DRAWING ORIGINATOR

2018

architecture

PROJECT

Student Residential Accommodation
North Street Centre

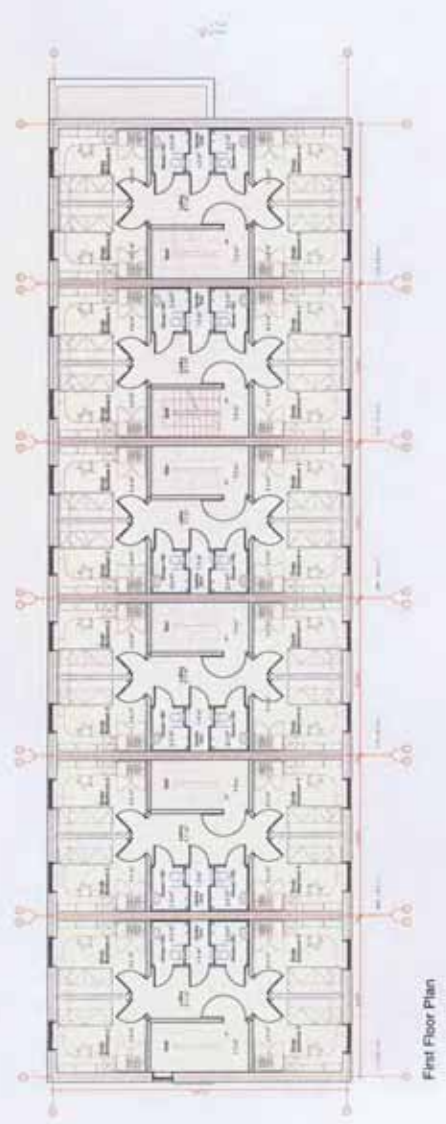
CLIENT



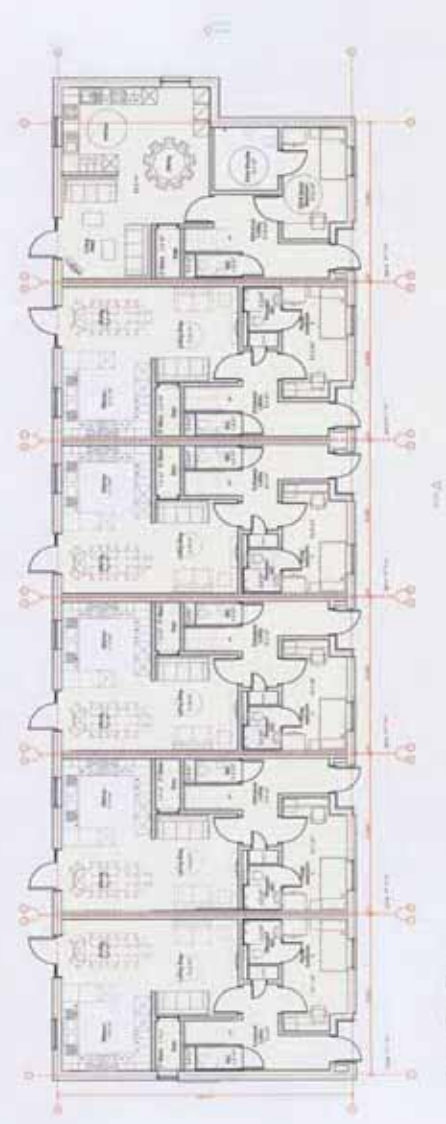
DRAWING DESCRIPTION

GA Block G
Ground and First Floor Plans

SCALE	DATE	DRAWN BY	CHECKED	DRAWING NUMBER	DRAWING STATUS	CONTRACT
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First Floor Plan



Ground Floor Plan

women



REVISIONS			
Rev	Date	Ch	Rate
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2	1/1/2000	100	100
3	1/1/2000	100	100
4	1/1/2000	100	100
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87			

CONCLUSIONS



PROJECT

Student Residential Accommodation
Markus Street, Carlisle

CLIENT



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DRAWING DESCRIPTION

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Source: *Journal of the American Statistical Association*, 92(439), 1039-1052.

DRAWN BY: 100

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STATUS	Contract
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These drawings are prepared for the purpose of illustrating the proposed design and are not to be used for construction without the approval of the relevant authorities. The design is subject to change without notice. The client is responsible for obtaining all necessary permissions and approvals. The architect is not responsible for any errors or omissions in these drawings.

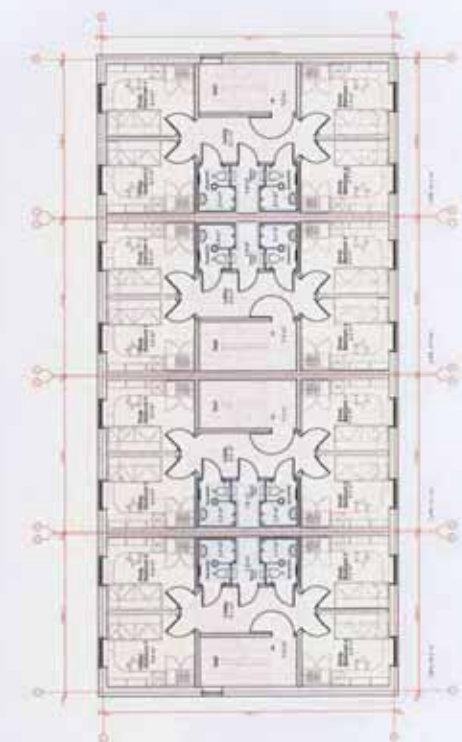
NOTES

1. All dimensions are in millimeters unless otherwise stated.

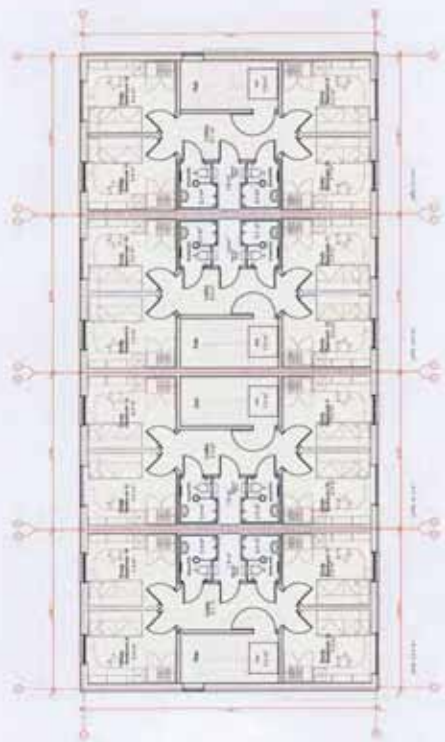
2. The drawings are to be read in conjunction with the Bill of Materials (BOM).

3. The drawings are to be read in conjunction with the Specification.

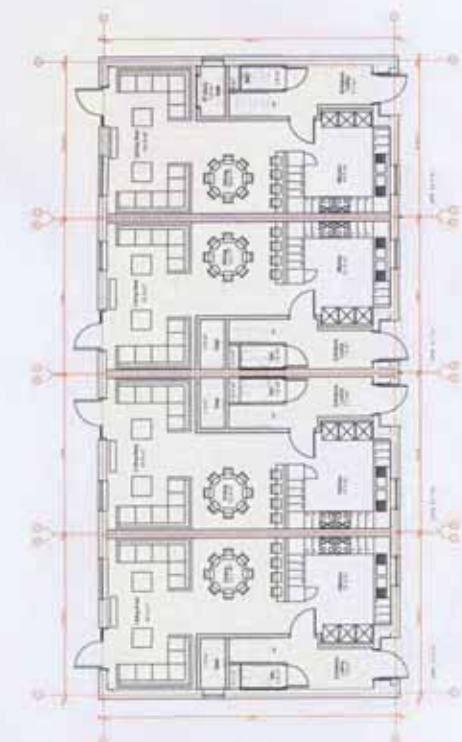
4. The drawings are to be read in conjunction with the Contract Documents.



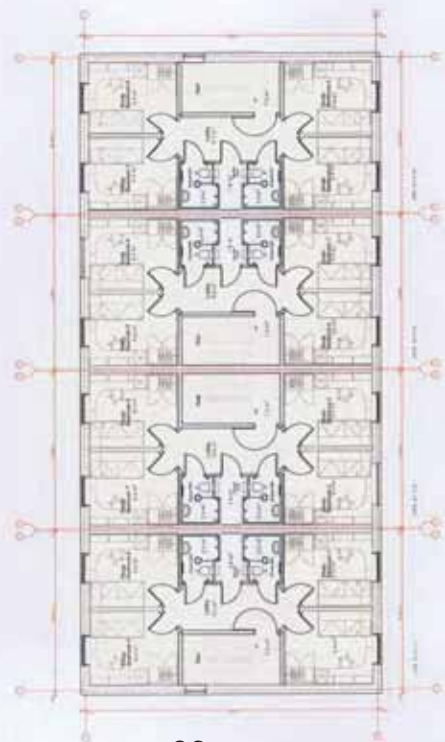
First Floor Plan



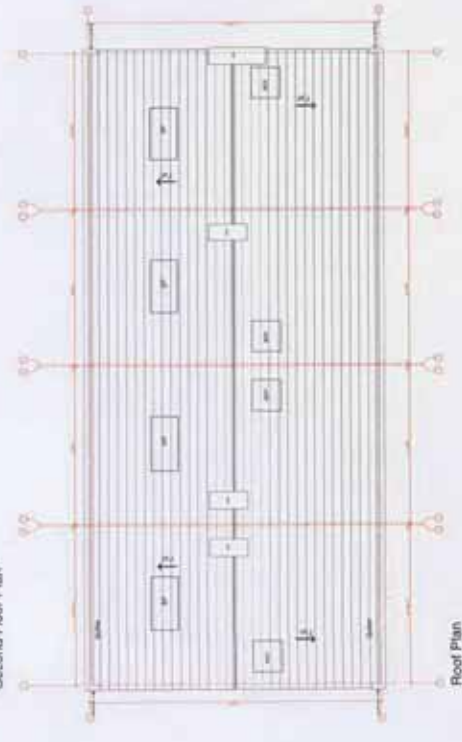
Third Floor Plan



Ground Floor Plan



Second Floor Plan



Roof Plan

REVISIONS	
No.	Description
1	Initial Design
2	Revised Design
3	Final Design

DRAWING ORIGINATOR

Architect
 Name: [Name]
 Title: [Title]
 Address: [Address]
 Phone: [Phone]
 Email: [Email]

PROJECT

Student Residential Accommodation
 Norfolk Street, Canale

CLIENT

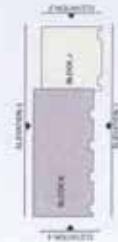
[Client Name]

DRAWING DESCRIPTION

GA Block H
 Ground, First and Second, Third Floor and
 Roof Plans

SCALE	DATE	DRAWN BY	CHECKED	DRAWING NUMBER	DRAWING STATUS	CONTRACT NUMBER
1:100	September 2011	[Name]	[Name]	2093 1118 (PA) 43	REVISION	CONSTRUCTION

NOTES



Rev	REV VISIONS	D	C	Rev
1	First Issue	10/1/00	10/1/00	1
2	Second Edition	10/1/00	10/1/00	2
3	Third Edition	10/1/00	10/1/00	3
4	Fourth Edition	10/1/00	10/1/00	4
5	Fifth Edition	10/1/00	10/1/00	5
6	Sixth Edition	10/1/00	10/1/00	6
7	Seventh Edition	10/1/00	10/1/00	7
8	Eighth Edition	10/1/00	10/1/00	8
9	Ninth Edition	10/1/00	10/1/00	9
10	Tenth Edition	10/1/00	10/1/00	10

DREAMING OSCILLATOR



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Student Residential Accommodation
North St, Bristol, Carls

CONCLUSION



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Book 1 and
part 1 word

SCALE	1/8" = 1'-0"	DRAWN BY	MC
DATE	August 10, 2017	CHECKED	DB
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209-1118 (PA) 49			
DRAWING STATUS			
INFORMATION	TENDER	CONTRACT CONSTRUCTION	



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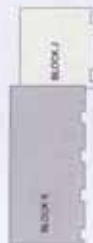
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All work is to be carried out in accordance with current Building Regulations and all work is to be carried out in accordance with the Building Regulations and all work is to be carried out in accordance with the Building Regulations.

Architect: [Name]
 Address: [Address]
 Tel: [Phone Number]
 Fax: [Phone Number]
 Email: [Email Address]
 Website: [Website Address]

NOTES

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REVISIONS		
No.	Description	Date
1	Issue for approval	10/10/11
2	Issue for construction	10/10/11
3	Issue for construction	10/10/11
4	Issue for construction	10/10/11
5	Issue for construction	10/10/11

DRAWING ORIGINATOR

Architect: [Name]
 Address: [Address]
 Tel: [Phone Number]
 Fax: [Phone Number]
 Email: [Email Address]
 Website: [Website Address]

PROJECT

Student Residential Accommodation
 North Street, Curlieth

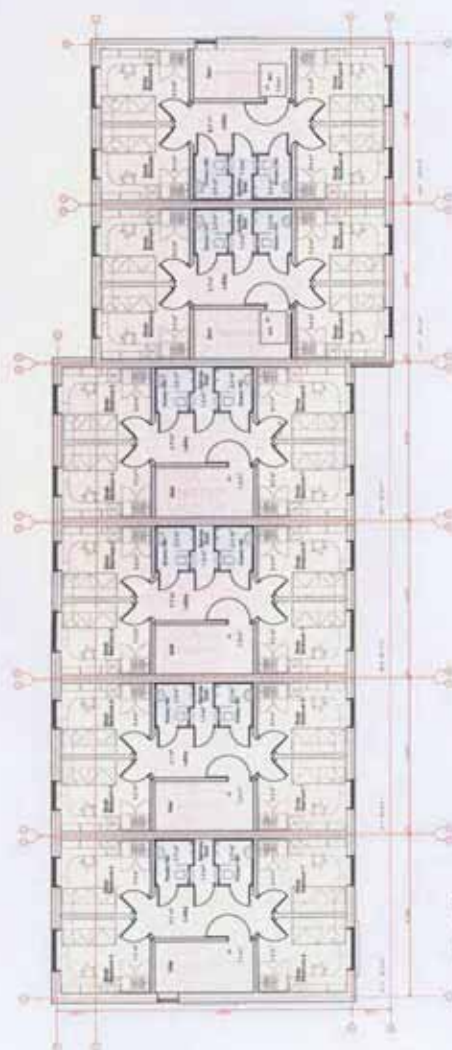
CLIENT



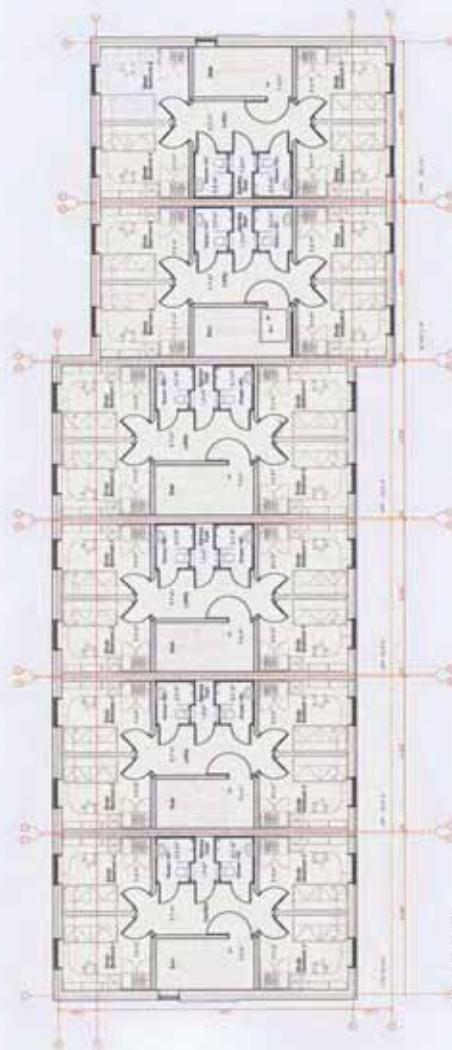
DRAWING DESCRIPTION

GA Block J and K
 Ground, First and Second Floor Plans

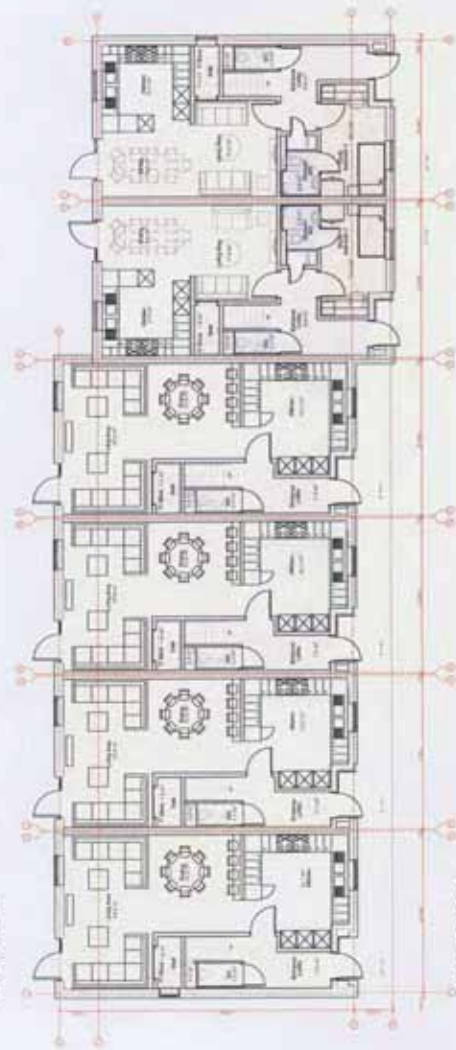
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					CONSTRUCTION



Second Floor Plan



First Floor Plan



Ground Floor Plan



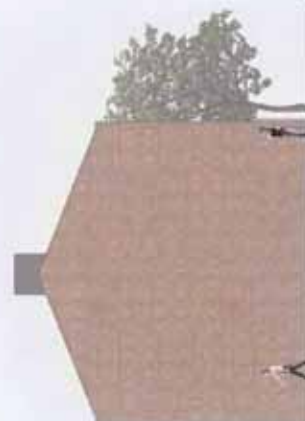
Elevation 1



Elevation 2.



Elevation 3



Elevation 4.

- [illegible]

the authors have examined the relationship between the use of the word "and" and the use of the word "or" in the same sentence. The results show that the use of the word "and" is more likely to be used in a sentence when the two events are related, while the use of the word "or" is more likely to be used in a sentence when the two events are unrelated. This finding is consistent with the idea that the use of the word "and" is a marker of logical conjunction, while the use of the word "or" is a marker of logical disjunction.



REVISIONS		
Rev	Description	Date
1	First Issue	10/10/00
2	Change of address	10/10/00
3	Change of address	10/10/00
4	Change of address	10/10/00
5	Change of address	10/10/00

OSAWATOMIE ORGANIZATION



PROJECT

Student Residential Accommodation
Norfolk Street, Carlisle

CLIENT



POLYMERIZATION OF VINYL MONOMERS

SIA Group Ltd.

Source: *Author's calculations*.

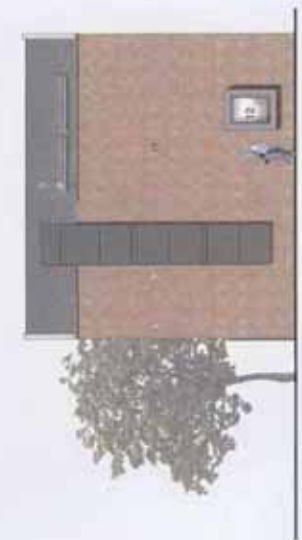
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2	239 1118 (PA) 53	5
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[illegible][illegible]

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Elevation 2



Elevation 1

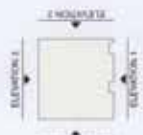
1. Facing brickwork - color TEC
2. High performance double glazed color coated (PVC) windows - color:RAL 7016
3. High performance double glazed color coated (PVC) doors - color:RAL 7016
4. White cement paint - color:RAL 9010
5. Aluminum low section feature extrusions to separate doors, windows and panels - color:RAL 9010
6. Aluminum target (aluminum) pre-painted panels - color:RAL 9010
7. Zinc panels
8. Fibre cement roof panels - color:RAL 7016
9. High performance double glazed color coated (PVC) windows - color:RAL 7016
10. High performance double glazed color coated (PVC) doors - color:RAL 7016
11. High performance double glazed color coated (PVC) windows - color:RAL 7016
12. Fibre cement panels feature extrusions to separate doors, windows and panels - color:RAL 9010



Elevation 4



Elevation 3



REVISIONS		By	Date
1	Initial Design	Architect	2020-01-15
2	Revised Design	Architect	2020-02-15
3	Final Design	Architect	2020-03-15
4	Construction Documents	Architect	2020-04-15
5	As-Built Documents	Architect	2020-05-15

DRAWING ORIGINATOR

Architectural Firm
1234 Main Street
City, State, Zip

PROJECT

Student Residential Accommodation
1234 Main Street, City, State, Zip

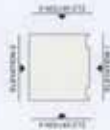
CLIENT

1234 Main Street
City, State, Zip



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DATE	2020-01-15
DRAWING NUMBER	290.1118 (PA) 57
DRAWING STATUS	5
INFORMATION	TERMS
CONSTRUCTION	

NOTES



Rev	Revisions	Date	By
1	First issue	10/1/00	W
2	Revised	10/1/00	W
3	Revised to add Figures 1 through 4	10/1/00	W

DRAWING CALCULATION

Charged particles
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PROJECT

Student Residential Accommodation
Newbold Street, Carlisle

CHERRY



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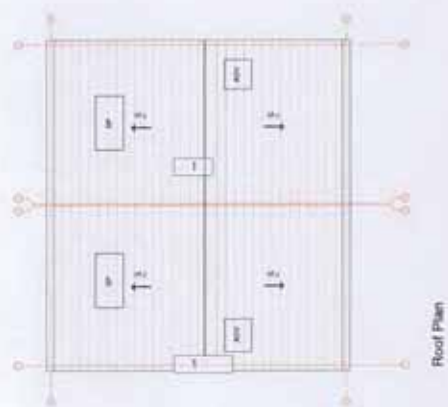
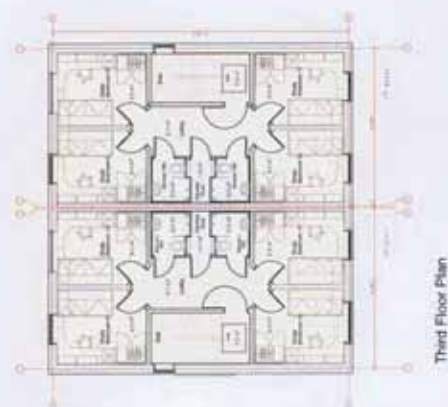
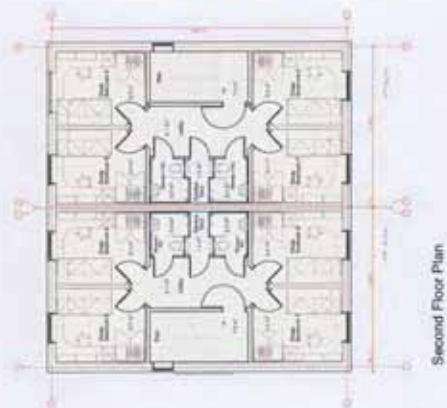
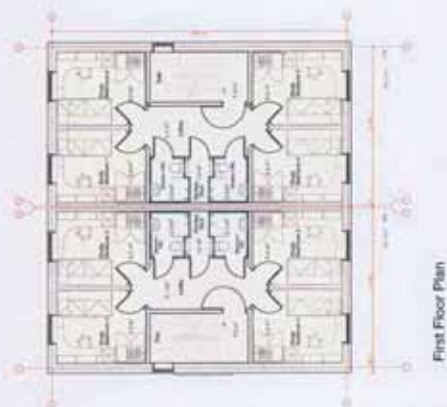
G.A. Block, H. Christensen

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[illegible]



REVISIONS		
Rev	Description	Ch Date
1	First issue	20/03/00
2	Revised to include further comments	20/03/00
3	Revised to include further comments and to align with standards	20/03/00

DRAWING ORIGINATOR

architectural
interior
design
services
www.architecturalinterior.com

PROJECT

Student Residential Accommodation
Newark Street, Cardiff

1000



BORDER
 100% COTTON
 100% COTTON
 100% COTTON

STANDARD DESCRIPTION

CLM Block 14
Floor and Roof Plans

Journal of Management Education

DATE	10/10/2011	CHECKED
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6 (PA) 58.

<input checked="" type="checkbox"/>	Verifica	Comita Comite
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NOTES

1. Fencing, landscaping, site work, etc. to be provided by the client.

2. All materials to be supplied by the client.

3. All work to be completed within the specified time frame.

4. All work to be completed to the satisfaction of the client.

5. All work to be completed to the satisfaction of the architect.

6. All work to be completed to the satisfaction of the engineer.

7. All work to be completed to the satisfaction of the contractor.

8. All work to be completed to the satisfaction of the owner.

9. All work to be completed to the satisfaction of the community.

10. All work to be completed to the satisfaction of the environment.



REV	DESCRIPTION	DATE
1	Initial Design	10/10/2019
2	Revised Design	11/10/2019
3	Final Design	12/10/2019

DRAWING ORIGINATOR

PROJECT

CLIENT

esores

BORDER

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DRAWING NUMBER	2
200 1118 (PA) 65	DRAWING STATUS
APPROVAL	REVISION
CONTRACT	CONSTRUCTION

1. Fencing, landscaping, site work, etc. to be provided by the client.
2. All materials to be supplied by the client.
3. All work to be completed within the specified time frame.
4. All work to be completed to the satisfaction of the client.
5. All work to be completed to the satisfaction of the architect.
6. All work to be completed to the satisfaction of the engineer.
7. All work to be completed to the satisfaction of the contractor.
8. All work to be completed to the satisfaction of the owner.
9. All work to be completed to the satisfaction of the community.
10. All work to be completed to the satisfaction of the environment.

NOTES

1. All dimensions are in millimeters unless otherwise specified.

2. All materials are to be specified by the architect.

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EV

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adrius

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Project: 1001

SCALE

DATE

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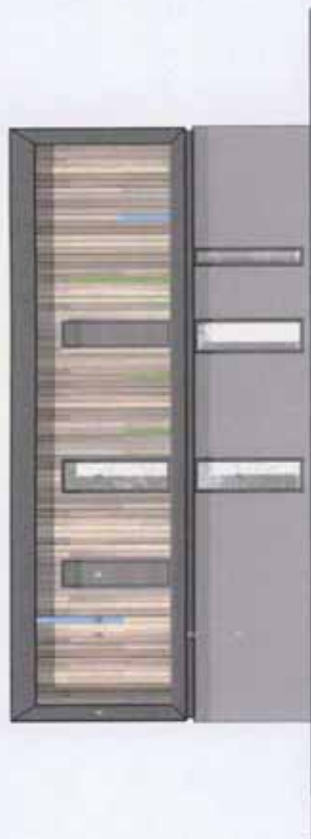
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2

INFORMATION

1001

1001



Elevation A



Elevation B

1. All dimensions are in millimeters unless otherwise specified.
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8. All materials are to be specified by the architect.
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NOTES

REVISIONS	
Rev	By / To / Date
1	Initial / 10/1/2018

DRAWING ORIGINATOR

gn architecture

1000 North 1st Street, Suite 200
 Philadelphia, PA 19106
 Tel: 215.555.1234
 Fax: 215.555.1235
 Email: info@gnarchitecture.com

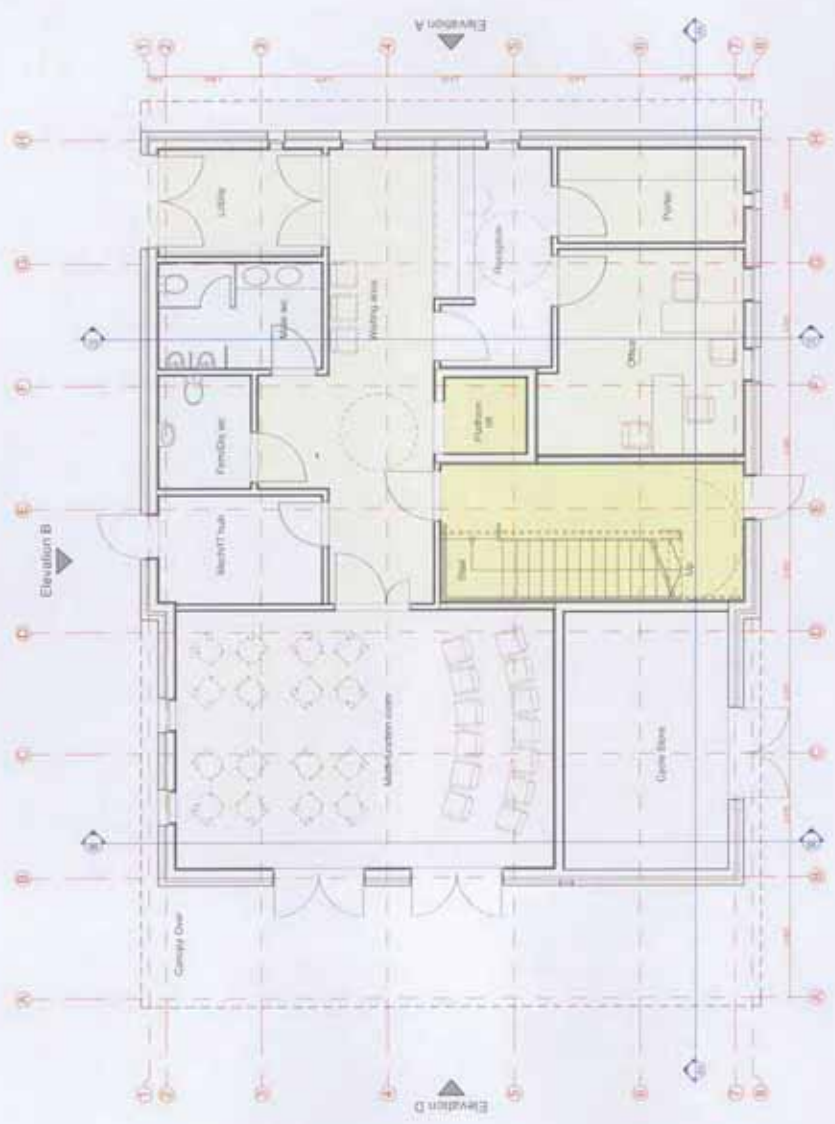
PROJECT

Building Residential Accommodations
 North Street, Suite 200

CLIENT



DRAWING DESCRIPTION	
Serial Hub Ground Floor Plan	
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DATE	CHECKED
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DRAWING STATUS	OVERALL
INFORMATION	CONSTRUCTION



CUFA 157 m²
Ground Floor Plan

NOTES

10 of 10

CONCLUDING OBSERVATIONS



Project

Student Academic Achievement With Third Grade

CLINICAL



STANDARD DESCRIPTION

Journal of
Field Practice

Journal of Management Education 35(1)

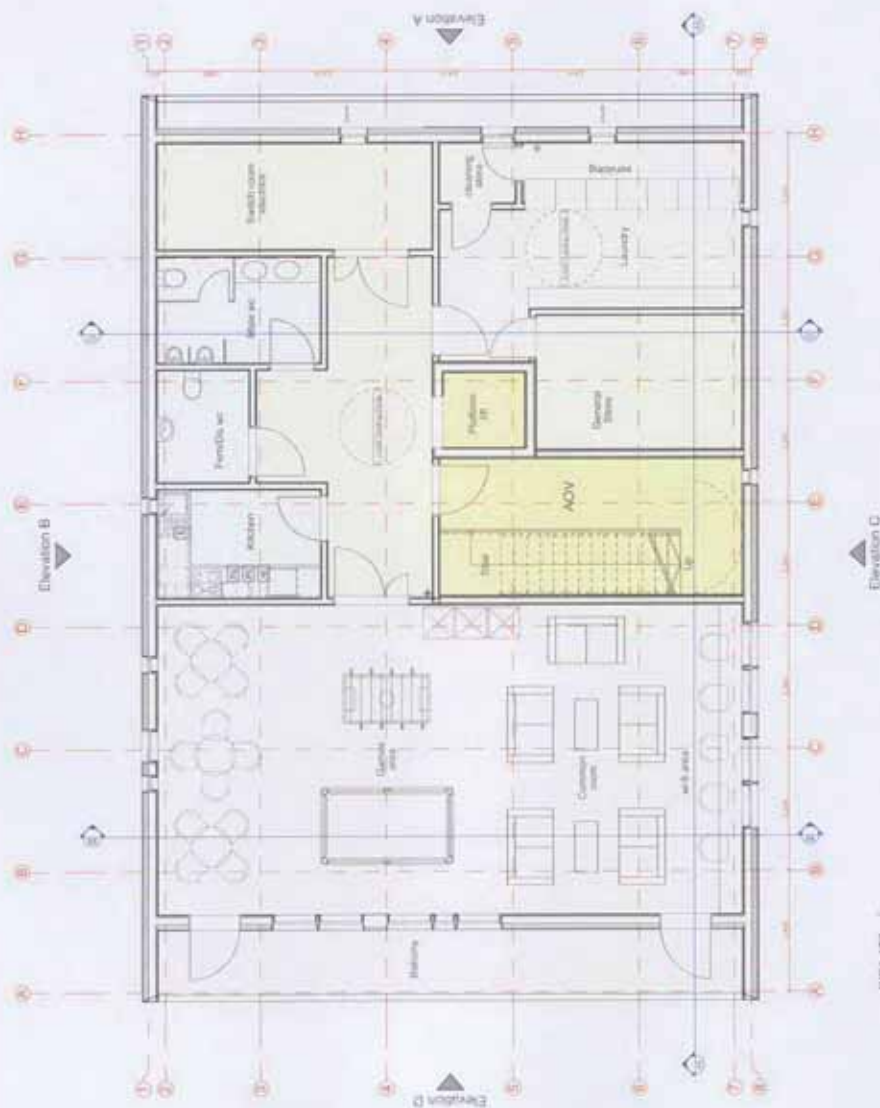
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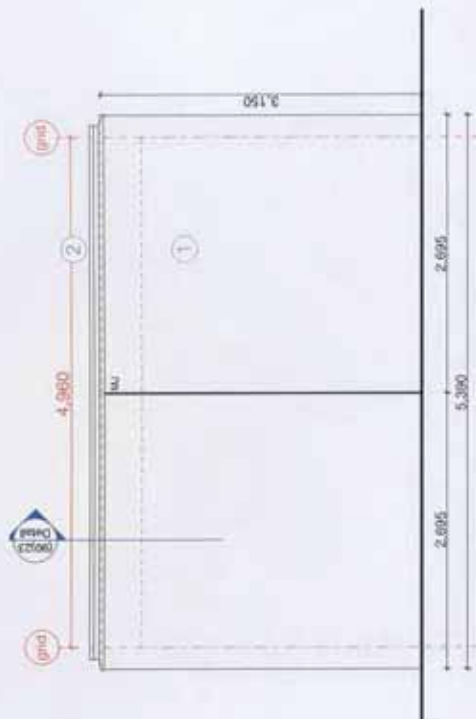
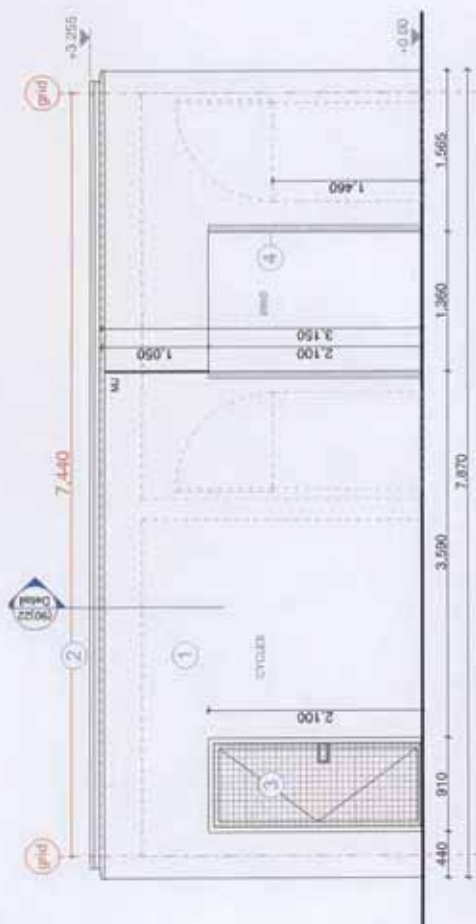
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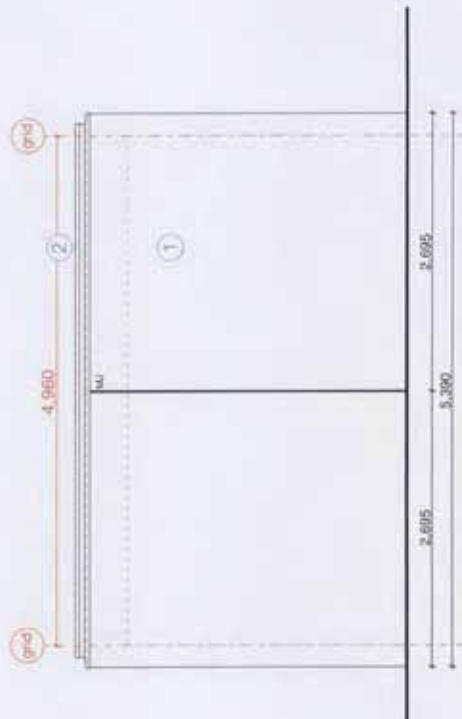
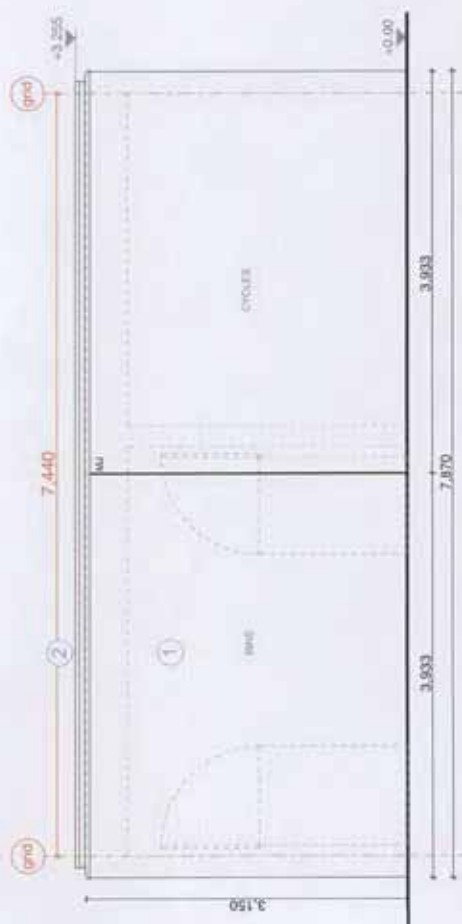
DUF4-172.mf

First Floor Plan



Front Elevation (elevation C) 1:50 @ A3

Side Elevation (elevation B) 1:50 @ A3



Rear Elevation (elevation A) 1:50 @ A3

Side Elevation (elevation D) 1:50 @ A3

To be read with (90) 20

These authors also found that the use of a computer-based decision support system (DSS) improved the accuracy of the diagnosis and the time taken to reach a decision. The authors concluded that the use of a DSS could be a valuable tool for the diagnosis of acute myocardial infarction.

MJ - Movement Joint

1

1. Conventional testing techniques. Size P10/000.
2. Preliminary PVC duration testing. Ref. 238.
3. Conventional steel security test with dry pack.
4. Conventional steel security test with wet pack.
5. Conventional steel security test with wet pack, release intensity with guarding to produce burning external form (cycle time). All terminology external grade.
6. Conventional steel C section fixed back to wall to produce protection from fire.

Analysis		Dr	CS	total
		1	2	3
1	First Sample	1.000	0.117	

DRAWING CONCLUSIONS

architectural
interior design
landscape architecture
urban planning
environmental design
architecture

PROPERTY

Student Achievement
Northwest, North Carolina

—

STAYING DESCRIPTIONS

Cycle Store & Mail Store
Faster & More Frequent

1998

NO. 12 NUMBER OF A

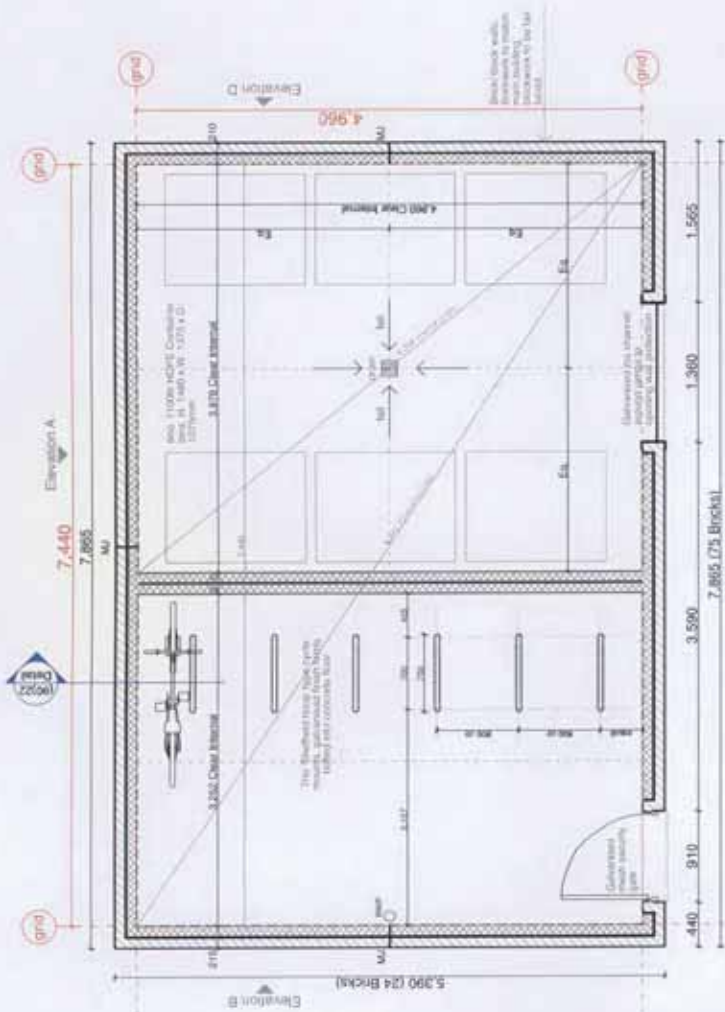
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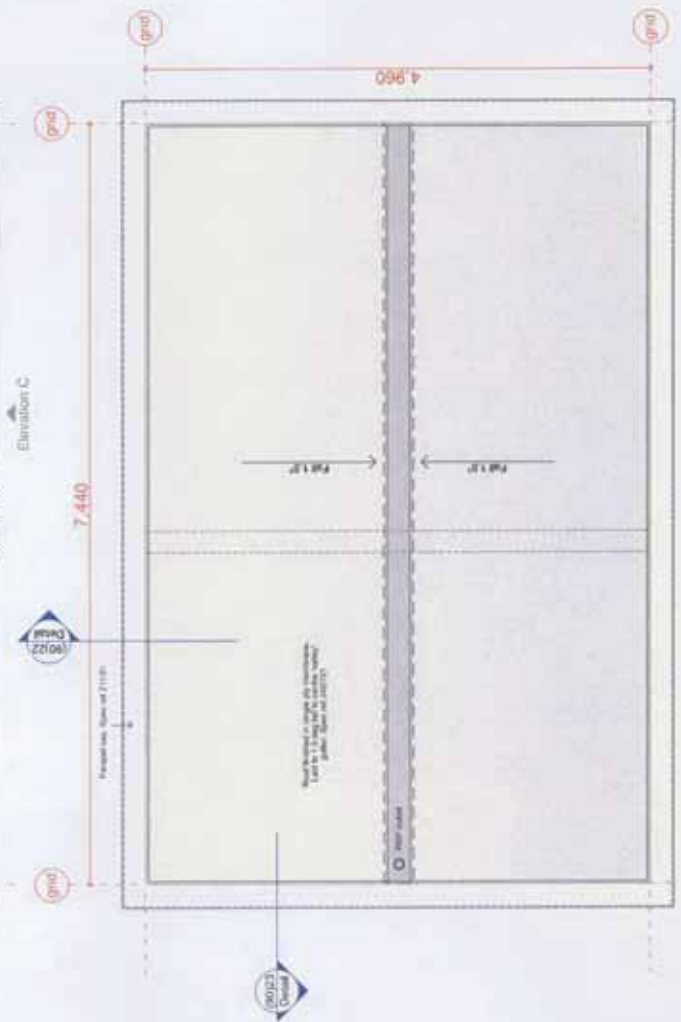
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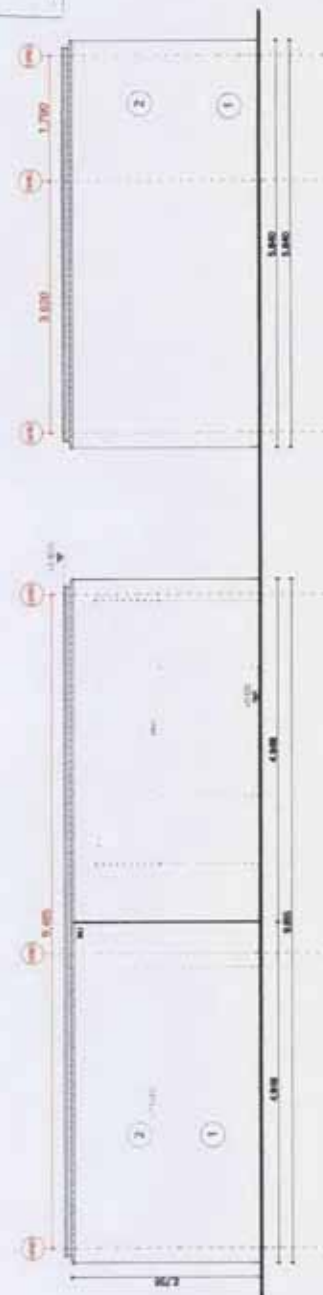
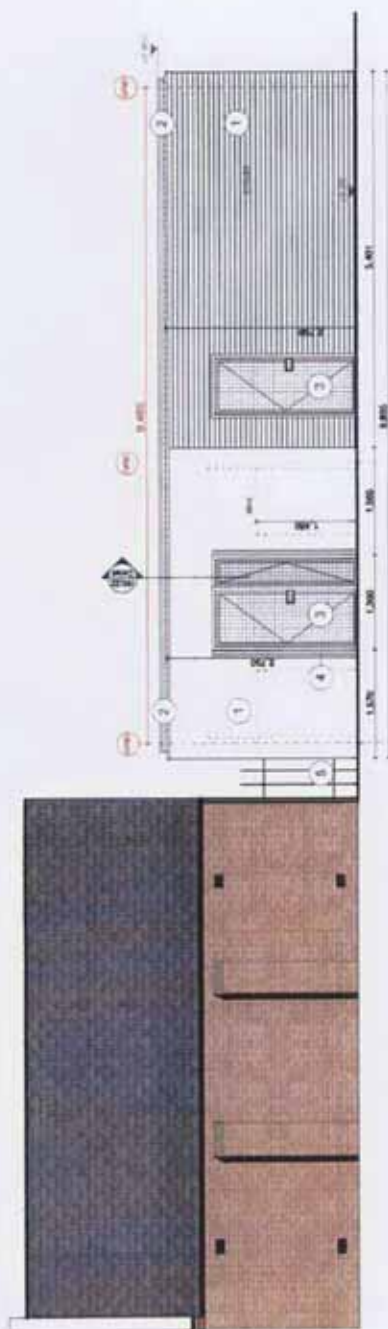
✓	TEACHER	✓	CONTRACT
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Ground level Plan 1:50 @ A3



Roof Plan 1:50 @ A3



To be read with (809), 123

Side Elevation (elevation D) 1:50 @ A2

Rear Elevation (elevation C) 1:50 @ A2

[illegible]

3. Cardiotocogram being backwash to reduce postpartum bleeding. Spec. P 10030
4. Postpartum PVC abdomen banding. Ref. 271
5. Cardiotocogram used security gone with drip lock, confirmed about closer and emergency pain not release internally with guarding to provide opening for the patient to be able to get up and walk. All emergency covered grade
6. Cardiotocogram and C section band back to backwash to provide protection from being
7. Security fence either end
8. Measurement of

REVISIONS		Rev	Date
0	First Issue		20/06/2011

[illegible]

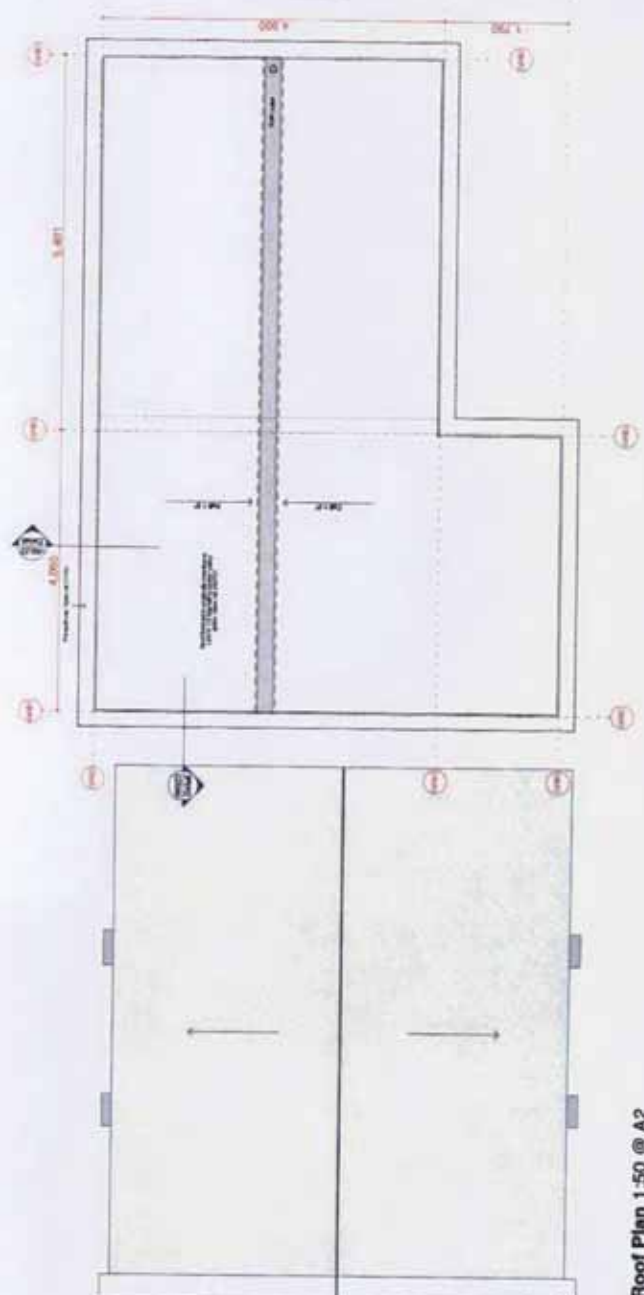
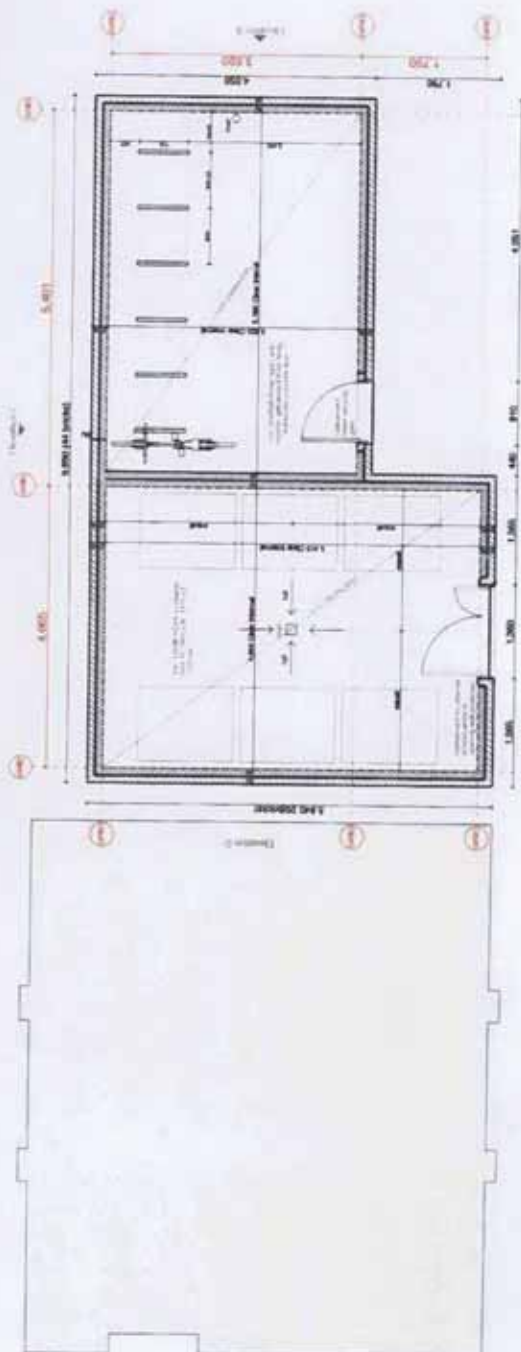
PROJECT	Student Accommodations Marshall Street, Cardiff
CLIENT	



BORDER
COMMUNITIES DEVELOPMENT

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As Issued	Revised	Contract	Contract
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To be read with (90), 125

[illegible]WJ: Woodward, 2000

REVISED		DATE	BY	REASON
1	1	1	1	1

SOLUTIONS ORIGINATOR

PROJECT	Standard Accommodations Harrisburg Street, Charlotte
---------	---

scotres
BORDER
 1000 10th Avenue, Suite 100
 Denver, CO 80202
 (303) 733-1000
 www.scotres.com

[illegible]

SG/DC/11/0863

PLANNING SERVICES	
REF	11/0863
-9 NOV 2011 ⁸⁸	
RECORDED	KL (01)
SCANNED	
PASSED	SG

Proposal: Proposed Student Accommodation Comprising 498 no. Bedrooms
with Social Hub Associated parking, access and Landscaping

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



Over Head View of The Old Kangols Site



The Old Buildings As They Where
(Pre Demolition)

Please find included a portfolio of information, which relates to planning application reference: 11/0863.

The information enclosed includes a wide variety of information which needs to be considered when deciding on the aforementioned planning application. This includes, amongst many other things, traffic and parking surveys, risks associated with pile driving, and photographic evidence to demonstrate the potential impact on surrounding housings, in terms of the proposed buildings' height and location.

This information has been compiled by the below mentioned residents of Denton Holme, which has been requested by other residents. The authors have individually submitted objection letters, and this information should be considered in addition to these objections, rather than in place of.

Therefore, please take the time to read and carefully consider the enclosed information when deciding on whether to grant approval to planning application number: 11/0863.

Authors:

- (1) Mary Kew (58 Westmorland Street);
- (2) Norah Guy (62 Westmorland Street); and
- (3) Steven Moseley (64 Westmorland Street).

INDEX

- Opening statement
- Prefabricated Buildings/Pile Driving
- Internet information 4 pages
- Height of new Buildings
- Photographic evidence 1 page
- Closeness to our Homes
- Photographic evidence 13 pages
- Numbers of Students/Policing & Security/Little Caldew 6 pages
- Rubbish Bins/Sewers/Trees 2 pages
- Parking/Buses/Affordable Housing 5 pages
- Closing statement 1 page

PREFABRICATED BUILDINGS

There are no other buildings, surrounding the development site like these!.

We wish to draw your attention to the plans that say the colours and finish are T.B.C.

They should reflect the brick work and the look of the surrounding buildings.

Please refer to Denton Holme design statement.

PILE DRIVING

We would like to draw your attention to the method of the construction of the afore mentioned buildings

RISK ANALYSIS

We would therefore request a risk analysis for all the surrounding buildings from the Council and developers **before commencement** of work on this site.

Please see enclosed internet evidence in connection with the possibility of structural damage to our homes.(4 pages)

VIBRATION MONITORS

We therefore request the installation of vibration monitors in every house to monitor the drilling and pile driving, **before commencement** of work on this site.

HEALTH EMERGENCIES

Taking into account the fact that a number of residents have severe health problems.
The vibration could trigger medical emergencies.



Engineering and Scientific Consulting

Damage from Adjacent Construction

Contact a Professional

To find the best solution to your needs contact a professional.

Related Capabilities

- » Building Components (Windows, Roofing, Siding, Sealants)
- » Building Envelope (Roof, Cladding, Decks, etc.)
- » Construction Accidents
- » Construction Materials (Wood, Concrete, Steel)
- » Construction Vibrations
- » Foundations & Retaining Structures
- » Landslides & Slope Stability
- » Multi-Hazard Risk Assessment
- » Structures Affected by Fires & Explosions

Overview



In modern urban environments, heavy construction often must be conducted immediately adjacent to neighboring properties and structures. Often the neighboring buildings are occupied and must remain open to business or residency during the full course of construction. This can be problematic if the new construction involves high levels of noise or vibration (i.e., pile-driving or heavy traffic loads), deep excavation, or dewatering.

Vibration damage occurs when construction activity, such as pile driving or soil compaction, produces waves in the ground that travel outward from the source to adjacent properties. Construction typically produces traveling ground deformations known as Raleigh waves. While these waves decrease in intensity (attenuate) with distance from the source, depending on soil

type or the fragility of the adjacent property, the waves may still be sufficiently strong to cause discomfort, if not damage.

There are two fundamental mechanisms for vibration damage—1) distortion from inertial loads, and 2) settlement of the soils supporting the foundation. If the soil settlement is not uniform, distortion and damage can occur. Such differential settlement can also be due to deep excavations adjacent to existing foundations, or to changes in groundwater levels due to dewatering to keep the construction site dry. To reduce the risk of vibration damage, contractors are often required to maintain vibration levels below damage thresholds established by building departments or technical standards. Underpinning of adjacent foundations is often done to prevent damage from excavations or dewatering.

Because few structures begin free of distress, it is often difficult to differentiate between preexisting damage and new damage caused by adjacent construction. To help differentiate, preconstruction surveys of adjacent properties are often done to map the cracking and foundation elevations prior to the beginning of construction. It is often possible to resolve construction damage from other sources by comparing post-construction and pre-construction photographs and elevation surveys.



Services

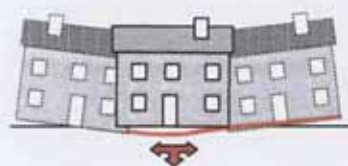
Our services include:

- » Pre- and post-construction surveys to document the preconstruction conditions and differentiate construction damage from preexisting distress
- » Consulting with owners of adjacent properties to help protect their facilities and reduce the risk of construction-related damage or business downtime
- » Analysis of post-construction damage observations to determine the nature and extent of damage, whether the damage can be attributed to construction activities, and the most appropriate repairs and measures to prevent further damage





I. Differential settlements or heave due to static soil movements



II. Damage in structure due to ground distortion



III. Settlement and/or strength loss due to cyclic effects



IV. Structural damage due to dynamic effects

Figure 2. Different types of building damage observed in connection with construction activities.

The propagating waves expose buildings or installations in the ground to repeated distortion cycles ("sagging" as well as "hogging"). This effect is fundamentally a cyclic loading problem and not a "dynamic effect". Distortion problems can also occur at very slow distortion rates, for example in connection with tunnelling work or as a result of seasonal ground water variations (swelling and shrinking of foundation soil). However, in connection with construction activities (for instance soil compaction work or pile driving), the number of distortion cycles can be high. The distortion problem can be analysed using a "static approach".

Burland and Wroth (1974) have shown that "static damage" can occur in load-bearing walls as a result of hogging at a relative deflection $d/B > 1.5 \cdot 10^{-4}$, where d is the vertical deflection (displacement amplitude) and B is the building length. In the case of ground vibration propagation, distortion is critical when the wave length L becomes shorter than the building length B . This is the case when the surface wave propagation velocity is low, which is typical for soft clays and silts below the ground water level. Based on an extensive literature survey, Massarsch (1993) proposed a critical relative deflection $d/B > 1.5 \cdot 10^{-5}$. Assuming sinusoidal wave motion, a simple relationship can be used to estimate a critical vibration velocity v_{cr} .

$$v_{cr} = 4.7 \cdot 10^5 \cdot C \quad (1)$$

where C is the wave propagation velocity (e. g. the surface wave velocity). This simple relationship is valid if the wave length is smaller than twice the building length B . Massarsch and Broms (1991) conclude that a large number of cases of vibration damage to structures can be explained by ground distortion rather than "dynamic effects".

authorities as well as designer and constructors need a better understanding of the mechanism of damage caused by ground vibrations.



Figure 1. Factors included in a risk analysis, Holmberg et al. (1984).

2 DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES

Construction work can cause different types of damage to structures and installations in the ground, some of which may not be related to, but often are attributed to ground vibrations. Figure 2 identifies four different categories. Category I comprises soil movements, which are due to "static" soil displacements, such as heave or lateral movements. In this case, structural damage is primarily the result of soil displacement which result in differential settlement; the mechanism is well-known and documented in the geotechnical literature. Soil heave occurs usually in cohesive soils during installation of displacement piles (either by static or dynamic installation methods), e. g. Massarsch and Broms (1989). Lateral soil movements are an additional cause of structural damage, often due to excavations or slope instability (creep movements). The extent of the problem may be aggravated by ground vibrations but damage is primarily caused by static soil movements.

Problems belonging to Category II are less well known but have been discussed in the geotechnical literature, for instance by Holmberg et al. (1984), Massarsch and Broms (1991), and Massarsch (1993). Horizontally propagating vibrations cause a temporary distortion of the surface layer to a depth corresponding to approximately one wave length. The magnitude of the distortion depends on the wave length of the propagating wave (in most cases the surface wave) and the vibration amplitude (displacement amplitude).



Noise & Vibration Light Air Quality Flood Risk Ecology Contaminated Land Sustainability CEEQUAL

Noise & Vibration at Work

ACCON has the expertise to assist employers seeking compliance with the requirements of the Control of Noise at Work Regulations 2005 and the Control of Vibration at Work Regulations 2005.

Employers have responsibilities to act in order to safeguard the health and safety of their employees. Under the Regulations it is the employers' responsibility to:

- Assess the risks to employees from noise and vibration at work;
- Take action to reduce the noise and vibration exposure that produces those risks;
- Provide employees with hearing protection if the noise exposure cannot be reduced enough by using other methods;
- Make sure the legal limits on noise and vibration exposure are not exceeded;
- Provide employees with information, instruction and training;
- Carry out health surveillance where there is a risk to health.

ACCON UK is able to provide a comprehensive noise and vibration at work service, from providing measurements of noise exposure and carrying out noise predictions to ensuring compliance with the legal limits, through to providing comprehensive advice and design solutions to help safeguard employees from noise and vibration.

We are able to utilise our Noise Exposure Analysis Toolkit (NEAT) to determine the effects of changes in types of plant and machinery, alterations to working practices and exposure etc, in order to provide on-going analysis of hearing risk in a timely and cost efficient manner.

We have variously carried out studies for utilities contractors, manufacturing plants, laboratories and construction operatives.



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Noise & Vibration Light Air Quality Flood Risk Ecology Contaminated Land Sustainability CEEQUAL

Planning & Noise

Housing Developments

To meet the UK's demand for housing, planners and developers are increasingly looking towards noisier areas to site new housing schemes and other noise sensitive developments. In order to demonstrate a sites suitability for housing, Local Planning Authorities may require a noise assessment in line with Planning and Policy Guidance Note 24 (PPG 24), which includes a requirement for a noise survey and report to submit with a planning application or to satisfy the requirements of specific planning conditions.



Our staff has a proven track record in delivering high quality reports and gaining planning permission, even in noisy locations. We utilise a range of digital noise monitoring equipment and noise modelling software and most importantly are able to react fast to your requirements.

Wind Farm Developments

With the British Government's target of 20% of all energy to come from renewable sources by 2020, the number of planning applications for wind farm developments are set to rise. ACCON's noise team have now been involved in the noise assessment and review of a large number of wind farm development projects.



ACCON's in depth knowledge in the field of wind turbine noise prediction enables the team to accurately predict noise from wind farms using the advanced CadnaA noise modelling software. ACCON's expertise is available to provide wind farm developers options to assist in site identification and supporting specialist noise assessment for any environmental statements. We are also able to provide a review service to Local Authorities in respect of the noise aspects of the ES and technical reports submitted with any planning application for new wind turbine and wind farm sites.

Our advice is always robust and able to withstand critical examination and in this way our uniform approach provides our clients with expertise that they can rely upon.

Advice to the Planning Inspectorate

Most recently, Graham Parry (ACCON's Managing Director) has been retained by the Centre for Sustainable Energy to provide advice, workshops and webinars to Planning Inspectors in respect of the various noise issues relating to wind farm developments.

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Noise & Vibration Light Air Quality Flood Risk Ecology Contaminated Land Sustainability CEEQUAL

Vibration

ACCON UK is able to provide a wide range of services related to vibration which include:

- Building damage
- Railway impact studies
- Construction and Demolition assessments
- New housing design and anti-vibration measures
- Vibration impacts from mining and quarrying
- Hand-arm vibration
- Whole body vibration
- Anti-vibration solutions for property and sensitive equipment

Ground-borne vibration can be generated by a number of sources, including road and rail transportation systems, construction activities, blasting, tunnelling and the operation of various types of machinery. Vibration can also result in re-radiated noise from tunnels particularly where no mitigation design has been implemented.

Its effect on buildings may, in the extreme, cause varying degrees of cosmetic or structural damage, or can result in affects to machinery or equipment that may be vibration-sensitive e.g. scanning electron microscopes etc. Vibration impacts on people may include disturbance or annoyance or, at higher levels, affect a person's ability to work.

ACCON's measurement capabilities allow us to monitor and assess vibration and ground-borne noise from numerous sources and to advise on potential methods of mitigation. We are also able to determine whether for new development the impacts of existing or planned sources of vibration will be acceptable for occupiers of new property.

Certain construction activities (in particular some piling techniques) can generate very high levels of vibration. Vibration levels can be predicted by ACCON and mitigation methods can be recommended in order to ensure that any impacts are appropriately minimised, reducing the risk to the construction programme. This is particularly important where the possession of land for construction has to be programmed many months in advance e.g. for railway construction activities.

We can where required provide tailored monitoring solutions, including long-term unattended systems linked to visual, aural and SMS alarms or ensure compliance against vibration limits. We have developed in-house software for the prediction of both surface and below ground vibration from tunnels.

Our personnel are involved in a number of research activities related to vibration from transportation, industrial premises and construction activities and therefore are able to maintain an up-to-date understanding of vibration, its effects and any newly mitigation methods.



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HEIGHT OF NEW BUILDINGS

There no other buildings, in close proximity of the height of the proposed new buildings.

The new proposed buildings are of 3 storeys and some at the back of Richardson Street, Constable Street and on the front of Norfolk Street are of 4 storeys.

Most of the surrounding houses are 2 storey terraced with a pitched roof.

The exception is the old Hattery (or Solway bakery) buildings. Which have now been turned into residential flats.

And the Holme works building which now houses a wide range of commercial businesses.(Photographic evidence enclosed)

Height Of Existing Buildings Surrounding The Site

Surrounding 2 storey terraced with a pitched roof



The old Hattery
or
Solway bakery
buildings.



Holme works building
which now houses
a wide range of
commercial businesses

CLOSENESS TO OUR HOMES

These houses were built in the 1800's and have never been dwarfed or overshadowed by previous buildings which have been on the site. Photographic evidence Fig 1

We wish also to draw your attention to(block J)which is only 7.8 metres from 33 Norfolk Street kitchen windows. Photographic evidence and simulated evidence. Fig 2/3

The proposed (block M) is a 3 Storey a mere 13 metres from our primary windows, and higher than our existing homes, as a result this will completely dwarf and overshadow,

Please see Photographic evidence and simulated evidence of what it is like now and what it will look like after (block M) is erected (Fig 4-9),

Also enclosed is Photographic evidence and simulated evidence of the rear yard at 58 Westmorland Street before the proposed Block M and after the development.(Fig 10-17).

LIGHT OBSTRUCTION

The proposed (block M) is a 3 Storey a mere 13 metres from our primary windows,

This will have a devastating effect on the natural light we have always received through our primary windows into our homes.

The main source of light that is now received in the kitchen at 58 Westmorland Street (please see time on clock)after this light will significantly be reduced. Please see Photographic evidence Fig 18

B.R.E Testing

Has the Council planning department or the developers asked for this test to be carried out on this site, to assess the effect of the light issue, as our private consultant (MES Energy Services) says they should have.?

We have been informed this survey should be done prior to granting planning permission. If not this could incur large compensation claims!

BOUNDARY WALL

We don't want the present high boundary wall behind Westmorland Street, Dale Street and Norfolk Street ,removed as it affords privacy and security to the rear of our homes, and it also stops the water run-off from the site, to prevent flooding in the back lane after heavy rain .

This lane is not suitable for the use of construction vehicles or site personnel as parking in the lane will block access. See Photographic evidence (fig1-6.)

The lane is too narrow, it affords access to the rear of our properties for residents ,Refuse vehicles and Emergency vehicles. See Photographic evidence (fig7.)

Over Head View of The Old Kangols Site



FIG 1

The Old Buildings As They Where
(Pre Demolition)

33 Norfolk Street



Fig 2

Side View

Taken from Junction of Norfolk Street
(no building obstruction)



Fig 3

Taken from Junction of Norfolk Street
(with proposed new build obstruction)

58 Westmorland Street



Fig 4

Side View

Taken from Junction of Norfolk Street & Westmorland Street
(no building obstruction)



Fig 5

Taken from Junction of Norfolk Street & Westmorland Street
(with proposed new build obstruction)

58 Westmorland Street



Fig 6

Side View onto Back lane

Taken from Junction of Norfolk Street
(no building obstruction)



Fig 7

Taken from Junction of Norfolk Street
(with proposed new build obstruction)

58 to 64 Westmorland Street



Fig 8

Rear Elevation

**Taken from Norfolk Street
(no building obstruction)**

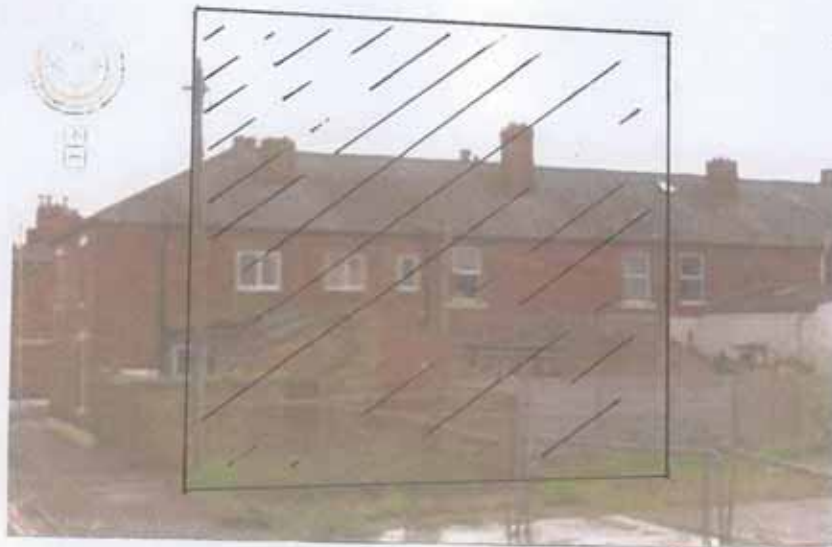


Fig 9

**Taken from Norfolk Street
(with proposed new build showing size & scale of obstruction)**

BEFORE THE WALL Fig 10



AFTER THE WALL Fig 11

BEFORE THE WALL Fig 12



AFTER THE WALL Fig 13

BEFORE THE WALL Fig 14



135
AFTER THE WALL Fig 15



BEFORE THE WALL Fig 16



AFTER THE WALL Fig 17

KITCHEN SKY LIGHT 58 WESTMORLAND STREET



Fig 18

Main Kitchen Light Source

Please see time on kitchen clock

Photo taken on my phone 21st Feb 2011

Council planners suggested to me put in the sky light as
other window faces North and gets very little light.



Right to light

What every property owner should know

As a property owner, you can acquire a legal right to a certain amount of light. In your home, just over half the room should be lit by natural light and about half the room in a commercial building. In general terms, the minimum amount of light is equivalent to the light from one candle, one foot away.

What is a "right to light"?

A right to light may be acquired by anyone who has had uninterrupted use of something over someone else's land for 20 years without consent, openly and without threat and without interruption for more than one year.

Your right to light is protected in England and Wales under common law, adverse possession or by the Prescription Act 1832. If a new building limits the amount of light coming in through a window and the level of light inside falls below the accepted level, then this constitutes an obstruction.

Unless you waive your rights, you are entitled to take action against your neighbour. Any kind of development can potentially block the light coming into your home. Examples: a neighbour's shed, garden walls, extensions, new housing and commercial developments.

If a developer has not taken into account one's right to light, you may have a case for compensation or for negotiating changes to the development. Most cases involve a combination of both.

House extensions are a common cause of right of light disputes because homeowners often employ a local builder to extend their property without knowing that their development could affect their neighbours.

The most common problem is where the neighbour has a window on the side of their house, to which light is blocked by a high wall.

On small building projects people rarely employ a surveyor or a right to light specialist. Often they first become aware of a problem when they receive a letter from their neighbour's solicitor.

What can you do?

If you know a proposed development may restrict your right to light, even after planning permission has been granted, you have the right to oppose it.

Depending on the particular circumstances, if construction proceeds, the courts are able to either award compensation, cut back the offending part of the development or a combination of both. In extreme cases, the court may issue an injunction to prevent the development altogether.

Bear in mind that a court is unlikely to grant an injunction against a developer in cases where a small payment can be made as compensation, especially for minor matters.

You should also bear in mind that legal proceedings, particularly those leading to an injunction can be very expensive.

If you have a good case against a commercial development, the law may uphold the rights of residential rather than commercial property owners.

If you are concerned that light coming towards your house or building has been affected by an existing structure, you may still be able to take legal action. In some cases, even after completion of a development, the courts may determine that a development must be altered to minimise its impact on your property. However, this is rare.

One should always consult a professional specialising in this area before starting any legal proceedings against a neighbour or a commercial developer. A specialist will be able to explain exactly what your rights are and help you resolve the problem, if possible without having to go to court.

If you are planning a development, your surveyor or designer should be able to estimate the amount of light that may be lost as result of the proposed building or structure. Some practices use three dimensional modelling to assess how light will be affected by a proposal. By working out the amount of light left, it is possible to establish an appropriate amount of compensation.

If you find yourself in a dispute over right to light, you should seek the advice of a professional and bear in mind that your plans may have to be modified to keep the peace with your neighbours.

When a Building Regulations application is checked, right to light is not considered.

To find a chartered surveyor in your area you can call the RICS contact centre on 0870 333 1600 or visit the RICS website: www.rics.org (<http://www.rics.org/>) .

The ABE may be contacted on 0845 126 1058 or visit the ABE website: www.abe.org.uk (<http://www.abe.org.uk/>) .

This guidance note is based on information provided by the RICS. It was produced to provide basic guidance for the general public, not to be the last word.

The guidance was right at the time of writing (September 2011).

Contact us

Building Control

Environment and Regeneration

Waltham Forest Council

Sycamore House

Forest Road

London E17 4JF

Tel 020 8496 3000

Email building_control@walthamforest.gov.uk (mailto:building_control@walthamforest.gov.uk)

[Click here \(index/environment/building-control.htm\)](#) to return to Building Control home page



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Assist developers to obtain planning permission

BRE Daylight & Sunlight tests

Reports to support objections and appeals

Designing for Light [more](#)

Planned use of daylight & sunlight in buildings

Maximising development potential

enquiries@right-of-light.co.uk

Tel. 0800 197 4836

BRE Daylight and Sunlight Tests

Tests to assess the impact, if any, a new development will have on the light to neighbouring properties are provided in :

'BRE : Site Layout Planning for Daylight and Sunlight'

The BRE tests are approved by the Department of the Environment and are widely used by local authorities when deciding on development applications. It is becoming increasingly common for planning bodies to insist on a daylight and sunlight survey prior to granting planning permission.

The BRE guidance provides three main tests which should be applied to assess the impact on light to neighbouring properties as a result of new development:

1. Diffuse daylighting to windows
2. Sunlight availability to windows
3. Sunlight availability to open spaces and gardens

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Rights to Light Calculations

A common myth is that rights to light can be assessed using the '45 degree rule'. The 45 degree rule is often used to assess planning applications but is not used in legal rights to light cases.

The so called '50:50 rule' is generally accepted as the appropriate way to measure light levels for rights to light cases. The 50:50 rule involves calculating the percentage of a room's area which can receive adequate light. The calculations are undertaken at a working plane 850mm above the floor. A point on the

working plane is considered adequately lit if it can receive at least 0.2% of the total illumination received from the sky. An injury is generally deemed to be caused where the area of a room receiving light from at least 0.2% of the sky is reduced to less than 50% to 55%.

The calculations were historically undertaken using 'Waldram Diagrams'. Nowadays specialist computer software programmes are used to undertake the calculations.

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Back Lanes Surrounding The Site



Fig 1
Side View & Back lane
Taken from Junction
Of
Norfolk Street & Westmorland Street



Fig 2
View down back lane
taken from Dale Street



Fig 3
Side View & Back lane
Taken from Junction
Of
Norfolk Street

Fig 4
Side View & Back lane
to the Rear lane
Norfolk Street
Taken from Junction
of
Richardson Street
&
Norfolk Street



Richardson Street Back Lanes



Fig 5

**Side View
of lane beside
35 Richardson Street**



**Fig 6
Front view
of lane between
5-7 Richardson Street**

BACK LANE BEHIND WESTMORLAND STREET



Fig 7

The lane is too narrow for the wagon to open the doors so they have to wait till they have reversed from Norfolk Street up to the junction, at the end of the rear lane 24-30 Dale Street before they get out of the wagon to empty the wheelie bins.

The wagon is tight into side so he can pass the wheelie bins very close to the wall side they can only open one door if required.

NUMBER OF STUDENTS

Why do they want to concentrate so many students in one place at one time?

This will totally change the ethos of the village atmosphere, community spirit and also the influx of 498 students will drastically change the dynamics of Denton Holme forever.

2012 STUDENT NUMBERS

Will there be the demand to house the proposed 498 students;

In view of the increased student fees. See Internet Evidence (UCAS).

We respectfully request the planning approval of these plans be postponed until after the student numbers are confirmed for 2012-2013. (evidence from the News & Star Tuesday 8th Nov 2011)

If the student numbers drop – what plans would the developer have to fill the buildings?

Following a meeting held with Mr M Berry (from the University of Cumbria) we were informed that they had only guaranteed that they would fill 50% Occupancy. in any year.

As empty buildings could incur vandalism, fire hazard, drug and squatters .

This could make the buildings and site fall into disrepair; resulting in it becoming an eyesore, once again.

POLICING AND SECURITY ON SITE.

Security CCTV cameras -how many and where will they be positioned?

Will they rotate and can you ensure that they will not infringe on existing residents privacy?.

How long will the CCTV evidence be kept for?.

Will there be a warden 24/7 on site, for us to contact in the event of any disturbance during the hours of darkness.

LITTLE CALDEW

Is the water to be fenced off for students safety. Health and Safety issues Drowning (See Internet Medical Evidence).please take note of the red print.

This water is well known to locals to house a rat colony. Health issues Weil's Disease & Leptospirosis Disease (See Internet Medical Evidence)

Existing Wildlife will be displaced or the habitat destroyed i.e. otters, ducks that nest and rear their young on the banks, heron, bats and also the birds nesting in the bushes on the river banks will be disturbed.

theguardian

UK university applicants drop by 12% before tuition fee rise

Ucas reveals 52,321 UK-born students have applied for university next year, when fees will rise to up to £9,000 a year

Jessica Shepherd, education correspondent
guardian.co.uk, Monday 24 October 2011 13:58 BST



The universities admission service, Ucas, has seen a 12% drop in applicants from the UK compared to this time last year. Photograph: M4OS Photos/Alamy

The number of UK-born university applicants for next September – when fees rise to up to £9,000 a year – has plummeted by almost 12%, official figures show.

The first set of statistics on applications to university next year, published by the Universities and Colleges Admissions Service (Ucas), reveal that 52,321 applicants have applied from within the UK, compared with 59,413 this time last year.

Union leaders said the figures were proof that ministers' decision to almost treble fees had been "a disaster", while charities expressed concern that students from low-income homes may have been deterred from applying.

The statistics show the number of applications received by universities by 15 October, the deadline for Oxford, Cambridge and courses in medicine, dentistry and veterinary medicine, and are an early indication of the total across all courses this year.

Candidates for other universities have until 15 January to apply, but there has been a trend for early submissions and the figures include early applications for other universities and courses too.

The number of applicants from within and outside the UK combined has fallen by 9% to 69,724, from 76,612 this time last year.

The statistics show that the number of applications – candidates can apply to up to five universities – from the UK and elsewhere has fallen by 7.9% to 299,764, from 325,527 this time last year.

Applications to Oxford, Cambridge, medicine, veterinary science and dentistry courses alone have fallen, but not by very much. The number of applicants has decreased by 0.8% (464 candidates), and the number of applications has gone down by 1.7% (2,298).

Universities and politicians have been worried that the decision to almost treble tuition fees to up to £9,000 next year would deter many, particularly the most disadvantaged, from applying. Students can pay the fees with a student loan to be repaid when they are earning more than £21,000.

The figures suggest more women than men have been put off from applying to

university. Some 10.5% fewer women have applied this year, and 7% fewer men.

Mature students appear to have been particularly deterred by the higher fees, the figures show. The number of applicants aged 40 or older has fallen by 27.8%, and among those aged between 30 and 39 the number has dropped by 22.7%.

The figures do not show whether those from low-income families have been particularly deterred.

Sally Hunt, general secretary of the University and College Union, the trade union for lecturers, said the statistics showed the government's fees policy had been a "disaster from the start".

"It is clearly having a serious impact on the choices young people make," she said. "People should study the right course for them, not just the cheapest one or none at all. These depressing figures take us back to the time when it was cost, not ability, that determined your future."

But others said it was too early to interpret the figures as a sign of an overall fall in total applications to university.

In 2006, when tuition fees last trebled from £1,000 a year to £3,000, applications fell by 4.5%, but were followed by a 7.1% rebound the following year. Two years after that, in 2009, applications soared by 10.1%.

Nicola Dandridge, chief executive of the umbrella group for vice-chancellors, Universities UK, said: "Historically, the application figures at the end of October have proven to be unreliable indicators of the final numbers. It may also be that students are taking longer this year to consider their options."

Tessa Stone, chief executive of Brightside, an education charity, said the statistics showed many young people were confused by the new fee system. "The Ucas statistics are not disaggregated by income, so we don't know where this fall [in applicants] is coming from, but I would bet that the most disadvantaged young people have been put off," she said.

"The figures published today show, for the most part, applications to the most competitive courses and universities. A drop in these applications shows that even the brightest young people are confused about whether to go to university. Young people we speak to say they are not being given enough information about bursaries they may be entitled to and are therefore unable to make a sensible decision about where to apply."

Richard Gould, chief executive of the Villiers Park Educational Trust, a charity that helps bright, less well-off students to attend top universities, said the figures should be a wake-up call for policymakers to properly explain the financial implications of higher fees. "We need to really get the message through that students won't be using their credit cards to pay university fees. They won't pay anything back until they earn £21,000 and even after that, their contributions won't be that high."

The figures are broken down into applicants from the UK, those from within the European Union (but outside the UK) and from outside the EU. The number of applicants from within the UK has fallen by 11.9%, and from in the EU by 9.3%, but the number from outside the EU has grown by 8.8%.

The number of applicants in England has fallen by 12.1%, in Northern Ireland by 13%, in Scotland by 11.8% and in Wales by 8.3%. Numbers of applicants from the east Midlands (down 20%), Yorkshire (17.3%) and the north-east (14.7%) have fallen furthest, the figures show. London (down 9.1%) and the south-east (8.1%) have been less affected.

Applications to education degrees have fallen by 30%, and those to business studies by 26.1%, the figures show.

Toni Pearce, vice-president of the National Union of Students, said a fall in mature students was a warning sign. "Ministers must stop tinkering around the edges of their

University aiming to cut fees for students

Cumbria wants to lower its charges to £7,500 from £8,400

ELLY EVE
Education Reporter

The University of Cumbria wants to cut the amount it charges students from September 2012.

The institution originally intended to charge most of its students £8,400 a year in tuition fees from next September when government funding reforms are introduced.

Now it is one of 27 universities to submit formal bids to lower their intended tuition fees and charge £7,500 a year or less.

Universities may also bid to reduce their fees by increasing the amount of "waivers", bursaries or other measures available to poorer students.

The move comes less than six months before the university application deadline for 2012.

It would allow the institutions bidding to cut their fees the right to bid for a share of 20,000 extra "core margin" student places that the government is making available to those universities that keep their fees low.

It means that thousands of students around the country who may have already applied to start university next autumn could now find



Boost for students: Vice chancellor Professor Peter Strike, right, said that consultation with the Students' Union formed major part of fee structure plan



that their fees have been changed.

Controversial plans to triple tuition fees to up to £9,000 were agreed by MPs last December.

Universities planning to charge over £6,000 had to submit "access agreements" to the Office for Fair Access (OFFA) setting out how they planned to support students and ensure that those from poorer homes were not priced out.

But in a White Paper published this summer, ministers announced that English universities who charged £7,500 or lower would be able to bid for a share of 20,000 funded student places.

The decision was widely seen as an attempt by ministers to keep fees low after it began to emerge that many universities would charge at, or close to the maximum £9,000.

OFFA is now assessing each revised access agreement and is expected to inform universities if they have been successful by November 30. It leaves students with a tight deadline, as they have only until January 15 to apply to university for next autumn.

Successful universities will have to inform students that have already applied to them for next year that their fee package has changed.

OFFA said: "This will give

applicants affected by the changes time to reconsider their course options, if they wish, by the UCAS deadline of 15 January 2012. OFFA has said it will not approve any changes for 2012-13 that reduce the overall level of financial support to students in existing agreements."

The University of Cumbria says it has reviewed its fee structure in light of revised guidelines surrounding the new system, taking into account bursaries and scholarships it offers. It confirmed yesterday it had submitted a new bid to OFFA "seeking an adjustment to fees" which would not hamper its ambi-

tions to recruit students and widen participation.

Vice chancellor Professor Peter Strike said: "The university's current position is that the student experience remains at the forefront of all the university's planning and budgeting."

"The drive to offer high quality resources to match the already high level of teaching, and our dedication to widening participation are fundamental to the decision that will be taken."

"Consultation with the Students' Union continues to form a major part of the discussion around the fee structure."

The University and College Union (UCU) warned that the fact that it will not be known until the end of the month which universities are changing their fees could leave many students in "limbo".

More than a third of English universities are due to charge fees of £9,000 from 2012, while almost three fifths will charge the maximum for at least one undergraduate course. As well as the 20,000 additional places universities will also be allowed to offer unlimited places to students who get two As and a B or higher in next summer's A-levels.

■ Opinion: page 10

News & Star

COMMENT

A small crumb of comfort

With the scrapping of the Education Maintenance Allowance and MPs voting to triple tuition fees to up to £9,000, it's been a rollercoaster year for young people trying to plan their futures.

Growing up under Labour (whose famous mantra was 'education education education') this generation find themselves in hugely uncertain times. Studying for a degree does not guarantee a job, but it does guarantee that many will be saddled with huge debts.

So the announcement that the University of Cumbria wants to cut the amount it charges students from September 2012 is a positive development.

The institution originally looked to charge most of its students £8,400 a year in tuition fees from next September when government funding reforms are introduced. Now it is one of 27 universities across the country to submit formal bids to lower their intended tuition fees and charge £7,500 a year or less.

This offers a crumb of comfort to those planning to studying from 2012 - thousands of students who may have already applied to start university next autumn could now find that their fees have been changed - but should also work in the University of Cumbria's favour.

Beset by problems over the last two years, the institution is in the process of turning itself around. But while this fee drop is to be welcomed, the financial futures of students are still far

Drowning Overview

According to the World Health Organization, drowning is defined as "the process of experiencing respiratory impairment from submersion/immersion in liquid." Drowning outcomes should be classified as resulting in death, morbidity (sustaining an injury), and no morbidity. Most drownings occur within a short distance of safety and can be prevented.

Who is likely to drown, when, and where?

In 2002, over 400,000 people died from drowning worldwide. Drowning claims nearly 3,600 lives annually and is the third leading cause of accidental death. For children, it is the second leading cause of accidental death for school-age children and the number one cause for preschoolers.

Two-thirds of drowning happen in the summer months: 40% occur on Saturday and Sunday. Some 90% occur in fresh water even with large coastal regions. More than half of these cases occur in home swimming pools. One-quarter to one-third of drowning victims have swimming lessons.

Although drowning equally affects both sexes, males have a rate three times higher than females because of increased reckless behaviour and use of alcohol.

Children less than one year of age tend to drown in bathtubs and buckets because they are not coordinated enough to get out by themselves when they fall in. Older children aged 1-4 drown in swimming pools, while those aged 5-14 years tend to drown in lakes, ponds, rivers, and oceans.

Adolescents and adults tend to drown because of impaired swimming ability from alcohol or illicit drug use.

Mammalian Dive Reflex

Drowning suffocation causes a lack of oxygen, resulting in death in only a few minutes. An exception to this rule appears in victims who have been suddenly and rapidly submerged into ice-cold water (<32F, 0C). Some of these people have survived up to an hour underwater without any resultant physical damage. This phenomenon is known as the mammalian dive reflex, which is activated when the face and body plunge into ice-cold water, resulting in the slowing of body metabolism as well as diverting blood only to the heart, lungs, and brain. If someone gradually becomes hypothermic (gradual lowering of body temperature), then this reflex does not apply. With the slowing of body metabolism as the body cools, the body uses less oxygen to survive. The goal is to rescue these victims before their oxygen is used up. This reflex is most often seen in children and may gradually be lost with aging.

Drowning Causes Alcohol consumption, which impairs coordination and judgment
Boating accidents Diving accidents Falling through the ice of a body of water
Fatigue or exhaustion Illicit drug use Inability to swim Incapacitating
marine animal bite or sting Having no life preserver Failure to observe water safety rules
Muscle and stomach cramps
Seizure, stroke, and heart attack while victim is in the water
Sustaining a head and neck injury while participating in water sports
Suicide attempt Unsupervised swimming

The drowning sequence

First, the person panics or struggles followed by submersion with breath-holding.

Loss of consciousness can begin within three minutes of being under water.

The brain may suffer damage if it is deprived of oxygen for more than six minutes.

The heart may go into an irregular rhythm that doesn't allow the heart to pump blood, if it too is deprived of oxygen for more than a few minutes.

Poorly David Walliams Tested For Deadly Weil's Disease After 140-Mile Thames Charity Swim

Posted on 28 Sep 2011 at 9:21am



Poorly David Walliams Tested For Deadly Weil's Disease After 140-mile Thames River Charity Swim

The 40-year-old charity swimmer is undergoing tests for deadly Weil's disease after suffering from fever and extreme muscle and joint pain following his marathon 140-mile swim of the River Thames recently.

David Walliams symptoms are classic sign of the dangerous waterborne disease which is contracted through water contaminated by infected animal urine.

In more severe cases, Weil's disease can kill.

The poorly Little Britain star has been forced to cancel a number of special guest appearances including the new Jonathon Ross show on ITV1 and is now undergoing tests for Weils Disease in London.

David Walliams raised a massive £1million for Sports Relief for finishing the 140-mile mighty Thames River swim.

"The first signs were during the swim including the sudden fever, the diarrhoea and the rash.

"What was especially significant was the sudden stop of the illness only to return a few days later.

"The extreme and continued muscle and joint pain and the fact he is still extremely fatigued and feverish show all the classic signs of Weil's.

"He is undergoing tests but at least he's in good hands", said a source.

Weils Disease

Leptospirosis & Weil's Disease

What it is

Leptospirosis is a bacterial infection carried in rat's urine which may contaminate water in lakes, rivers, etc. The bacteria does not survive long in dry conditions or salt water. The risk of infection is greater in stagnant or slow-moving water but cases have occurred in swift moving streams and lowland rivers. There is an enhanced risk where flash floods have washed out rat runs.

The infection is caught by direct contact with the urine or polluted environment. Bacteria enter through skin abrasions or via eyes, nose or mouth. The usual incubation is 2 to 12 days. Usually a 'flu' like illness occurs which resolves in 2-3 weeks. There may be fever, severe headache, pains in the back and calf and prostration. A few cases develop Jaundice, when the condition is known as Weil's disease.

The Level of Risk

Each year an average of 3 canoeists contract Leptospirosis. It is very rare and it's deterioration into Weil's disease even more rare. Weil's disease is however, a serious illness and must be swiftly diagnosed and treated. Death may occur in about 15% of Weil's disease cases (i.e. jaundiced patients) but death without jaundice is virtually unknown. Antibiotics during the first few days help in limiting infection. Many cases recover without specific treatment.

How to prevent It

- Cover all cuts and abrasions with waterproof plasters
- always wear footwear to avoid cutting the feet
- Avoid capsizing drill or rolling practice in suspect waters
- Where possible shower soon after canoeing
- If in doubt contact your doctor early.

What to do if you think you may be infected

If you think you may have the infection go to your doctor and explain that there may be a risk of leptospirosis. The diagnosis is by clinical suspicion. Blood tests can rarely confirm the illness in time to affect treatment but are needed to subsequently confirm it.

Further information is available from The Leptospirosis Reference Unit, Public Health Laboratory, County Hospital, Hereford, HR1 2ER

Weil's disease: the cause, the symptoms and the precautions to take

The death of Olympic rower Andy Holmes has highlighted the danger of infected animal urine in water



Jon Henley guardian.co.uk, Tuesday 26 October 2010 20.00 BST



Photograph: Mike Lane /Alamy

Weil's disease can be carried in water contaminated with rats' urine. Weil's disease, believed to have caused the death this week of Olympic gold medal-winning rower [Andy Holmes](#), is the acute human form of a bacterial infection with a raft of different names: mud fever, swamp fever, haemorrhagic jaundice, swineherd's

disease, sewer man's flu. All are known as *Leptospirosis*, mild cases of which affect millions of people every year worldwide.

The infection is caught through contact with infected animal urine (mainly from rodents, cattle or pigs), generally in contaminated water, and typically enters the body through cuts or scrapes, or the lining of the nose, mouth, throat or eyes. Only a very few patients experience the severe, life-threatening illness known as Weil's disease, thought to kill two or three people a year in Britain. After an incubation period that can vary from three days to three weeks, most patients suffer severe headaches, red eyes, muscle pains, fatigue, nausea and a temperature of 39C or above. In roughly a third of cases there is a skin rash; sometimes hallucinations.

In very severe cases, symptoms include haemorrhaging from the mouth, eyes and internally. There is significant and rapid organ damage: liver and kidney failure can occur within 10 days, leading to jaundice (these are the only cases that can properly be called Weil's disease). Hospitalisation, followed by antibiotics and often dialysis, will be required if the patient is to survive. Recovery can take months.

According to British [Rowing](#), the risk of contracting Weil's disease from recreational water in the UK is "very small". Infection is logically more likely in slow-moving or stagnant water and areas where agriculture and rodents mix; lakes, ponds and canals are more likely to be contaminated than fast-running streams, although some activities – angling, for example, where minor cuts and nicks are common, and swimming, where some water will almost inevitably enter the mouth – could heighten exposure.

Rowers and canoeists should cover all cuts and abrasions; avoid splashing themselves, or swallowing potentially contaminated water; wash their hands carefully and if possible shower afterwards; and wash all equipment and clothing regularly. Anyone experiencing flu-like symptoms after contact with fresh water should see their doctor

RUBBISH BINS

Bin storage areas too close to existing houses!.

Therefore there will be a danger of foul smells, infections, vermin and rats, birds, seagulls and infestation of flies and wasps!.

Are the bins to be sealed to stop rubbish spilling out or lids left open?.

Which way will they collect rubbish and how often from the site?.

At present the majority of houses have to use purple sacks as the rear lanes are classed as too small, and narrow for refuse vehicles (please refer back to boundary wall Photographic evidence).

The rear lane of Westmorland Street is only just wide enough to allow refuse vehicles to empty Wheelie Bins. See Photographic evidence(Fig 1-3)

SEWERS AND SERVICES

Will the sewers take the added waste?.

Most of the sewers are on the Victorian sewer system, where one house's sewerage runs into another, e.g. 92-58 Westmorland Street, then into the main sewer.

Will the sewer system be able to take the added pressure put on to it?

THE PLANTING OF TREES

Some trees on the plans are shown to be planted too close to boundary walls, causing loss of natural light to existing houses.

They also can cause air flow problems to affect the efficiency of flues and chimneys; as some residents still have open coal fires.

Will these trees be insured and by whom?

If when they mature; their roots could cause structural damage to surrounding properties, falling trees, or falling branches could cause injury or damage to homes and their occupants.

Falling leaves could block the lane drains and cause flooding, and the added danger of slipping on the wet leaves.

Westmorland Street (back lane)



fig 1

Refuse Wagon can only open one door at a time

View down back lane taken from Norfolk Street



fig 2

Lane too narrow to allow doors to open fully

Westmorland Street (back lane)



fig 3

**Refuse Wagon needs to reverse down back lane to Dale Street Lane
Before men can exit cab as lane is too narrow**

**The wagon can not drive into the back lane from Dale Street
due to cars parked on either side & the width of the road**

View down back lane taken from Norfolk Street

PARKING

The provision of car parking spaces on this site is totally inadequate for the number of students, visitors and staff that will frequent the site they could have a car/van?

where will they park?.

The plans show that there is adequate parking in the surrounding Streets this we have proved in our parking survey is incorrect. (See Car Parking Survey).

As the streets surrounding this site are always full with existing resident/visitor vehicles (See Photographic evidence)

The spare parking in Denton Holme is well away from the site; the residents will be the ones to suffer as they will be the ones to have walk back to their homes, as the students will be back before the residents returning from work.

BUSES

Are we to have more buses on at peak times?

We only have one bus every 15 minutes, to the City Centre.

As these existing buses at certain times are already full when they arrive at Norfolk Street with school children, shoppers and people going to work. Also young mums with pushchairs.

If this is the case this will lead to more traffic as the plans show light traffic on these roads, Which again is incorrect. (see Road Survey)

AFFORDABLE HOUSING

Why when the consensus of opinion in the area and in the local press, state that there is a high demand and need for Affordable housing for starter homes, family homes and Elderly and Disabled housing. Why then are they not building these on this site.

As Denton Holme is one of the most popular areas to live (see Cumbria Housing Strategy 2006/2011 enclosed)

Therefore could we suggest this site be kept for this purpose for the elderly and disabled and starter homes or family homes, which would give Denton Holme, an all round new lease of life. Not the short term fix of this proposed development .

This could be more beneficial in the long term?

To the business sector and the Schools. Keeping the Ethos of Denton Holme all year around

Car Parking Survey



For a period of seven days a car parking survey was undertaken in the areas highlighted in pink

Note:

See Table over leaf for Results

CAR PARKING SURVEY 6am -7am

Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Sat 15 th Oct 2011	Richardson Street	67	7	0	0	0	None
Sat 15 th Oct 2011	Colville Street	39	4	0	0	0	1
Sat 15 th Oct 2011	Norfolk Street	15	4	2	0	0	Free up to church
Sat 15 th Oct 2011	Westmorland Street	39	4	0	2	0	2 Bad parking
Sat 15 th Oct 2011	Cumberland Street	16	2	0	0	0	2 Bad parking
Sat 15 th Oct 2011	Frederick Street	2	0	0	0	0	None
Sat 15 th Oct 2011	Clarence Street	6	0	0	0	0	None
Sat 15 th Oct 2011	Constable Street	15	4	0	0	1 camper van	None
Sat 15 th Oct 2011	Old Kangols Exit	3	0	0	0	0	None
Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Sun 16 th Oct 2011	Richardson Street	60	7	0	0	1 camper van	3 Bad parking
Sun 16 th Oct 2011	Colville Street	38	6	0	0	1 camper van	None
Sun 16 th Oct 2011	Norfolk Street	14	5	2	0	0	Free up to church
Sun 16 th Oct 2011	Westmorland Street	41	2	0	2	0	0 Bad parking
Sun 16 th Oct 2011	Cumberland Street	21	2	0	0	0	None
Sun 16 th Oct 2011	Frederick Street	2	0	0	0	0	None
Sun 16 th Oct 2011	Clarence Street	6	0	0	0	0	None
Sun 16 th Oct 2011	Constable Street	15	4	0	0	0	1
Sun 16 th Oct 2011	Old Kangols Exit	3	0	0	0	0	None
Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Mon 17 th Oct 2011	Richardson Street	59	7	0	0	1 camper van	5 Bad parking
Mon 17 th Oct 2011	Colville Street	42	5	0	0	2 camper van	None
Mon 17 th Oct 2011	Norfolk Street	13	5	0	0	0	Free up to church
Mon 17 th Oct 2011	Westmorland Street	41	3	0	2	0	None
Mon 17 th Oct 2011	Cumberland Street	18	3	0	0	0	None
Mon 17 th Oct 2011	Frederick Street	2	0	0	0	0	None
Mon 17 th Oct 2011	Clarence Street	6	0	0	0	0	None
Mon 17 th Oct 2011	Constable Street	13	4	0	0	0	2
Mon 17 th Oct 2011	Old Kangols Exit	3	0	0	0	0	None

Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Tue 18 th Oct 2011	Richardson Street	54	6	0	0	1 camper van	6 Bad parking
Tue 18 th Oct 2011	Colville Street	43	3	0	0	1 camper van	None
Tue 18 th Oct 2011	Norfolk Street	13	4	0	0	0	Free up to church
Tue 18 th Oct 2011	Westmorland Street	38	3	0	2	0	3
Tue 18 th Oct 2011	Cumberland Street	18	2	0	0	0	0 Bad parking
Tue 18 th Oct 2011	Frederick Street	2	0	0	0	0	None
Tue 18 th Oct 2011	Clarence Street	6	0	0	0	0	None
Tue 18 th Oct 2011	Constable Street	12	2	0	0	0	5
Tue 18 th Oct 2011	Old Kangols Exit	3	0	0	0	0	None
Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Wed 19 th Oct 2011	Richardson Street	53	6	0	0	1 camper van	5 Bad parking
Wed 19 th Oct 2011	Colville Street	41	6	0	0	2 camper van	None
Wed 19 th Oct 2011	Norfolk Street	13	3	0	0	0	Free up to church
Wed 19 th Oct 2011	Westmorland Street	36	2	0	2	0	4 Bad parking
Wed 19 th Oct 2011	Cumberland Street	18	3	0	0	0	None
Wed 19 th Oct 2011	Frederick Street	2	0	0	0	0	None
Wed 19 th Oct 2011	Clarence Street	5	0	0	0	0	1
Wed 19 th Oct 2011	Constable Street	12	4	0	0	0	1 Bad parking
Wed 19 th Oct 2011	Old Kangols Exit	2	0	0	0	0	1
Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Thurs 20 th Oct 2011	Richardson Street	62	9	0	0	1 Camper van	2 Bad parking
Thurs 20 th Oct 2011	Colville Street	39	4	0	0	2 Camper van	1 Bad parking
Thurs 20 th Oct 2011	Norfolk Street	21	5	0	0	0	Free up to church
Thurs 20 th Oct 2011	Westmorland Street	38	3	0	1	0	4 Bad parking
Thurs 20 th Oct 2011	Cumberland Street	18	2	0	0	0	1
Thurs 20 th Oct 2011	Frederick Street	2	0	0	0	0	None
Thurs 20 th Oct 2011	Clarence Street	6	0	0	0	0	None
Thurs 20 th Oct 2011	Constable Street	14	3	0	0	0	2
Thurs 20 th Oct 2011	Old Kangols Exit	3	0	0	0	0	None
To give us a true reflection on street parking numbers in our area we did Thursday night 10.30pm and then we did 6.30am on the Friday morning to see if numbers differed.							

Day Date	Street Name	CARS	VANS/TRANSITS	LORRIES	SKIPS	OTHERS	EMPTY SPACES
Fri 21 st Oct 2011	Richardson Street	60	8	0	0	1 Camper van	4 Bad parking
Fri 21 st Oct 2011	Colville Street	35	2	0	0	1 Camper van	5
Fri 21 st Oct 2011	Norfolk Street	16	4	1	0	0	Free up to church
Fri 21 st Oct 2011	Westmorland Street	36	3	0	1	0	6
Fri 21 st Oct 2011	Cumberland Street	15	3	0	0	0	3
Fri 21 st Oct 2011	Frederick Street	2	0	0	0	0	None
Fri 21 st Oct 2011	Clarence Street	4	0	0	0	0	2
Fri 21 st Oct 2011	Constable Street	15	2	0	0	0	3
Fri 21 st Oct 2011	Old Kangols Exit	3	0	0	0	0	None

This survey was carried out to show the amount of cars parked overnight in the above Streets. Numbers can differ due to the amount of space people use to park, i.e. Bad parking, or over parking the set lines, or yellow lines in some cases.

The survey Indicates how many more car park after dark compared with during the day, when spaces could be vacant, due to people going to work in their cars.

The fall in parked cars in the morning on week days and the spare spaces, could be due to the car owners being on nights 10pm till 6am or 6am to 2pm shifts as the spaces where clearly left by a parked car.

SURVEYS FINDINGS

Saturday 15th Oct There was a total of 5 empty spaces due in part to bad parking

Sunday 16th Oct There was a total of 4 empty spaces due in part to bad parking

Monday 17th Oct There was a total of 7 empty spaces due in part to bad parking

Tuesday 18th Oct There was a total of 14 empty spaces due in part to bad parking

Wednesday 19th Oct There was a total of 12 empty spaces due in part to bad parking

Thursday 20th Oct There was a total of 10 empty spaces due in part to bad parking

Friday 21st Oct There was a total of 23 empty spaces due in part to bad parking

Richardson Street



fig 1

Day Light Parking

Taken from Junction of Norfolk Street & Richardson Street



fig 2

Night Time Parking

ROAD TRAFFIC SURVEY

Road traffic survey carried out to determine the level of traffic on the road between 7.43 till 9.25am

TIME	CARS	BUSES	BIKES/MOTOR	VANS/LORRIES
7-43 am----8.00 am	83	3	0	34
8.00 am ----8.15 am	96	4	2	31
8.15 am ----8.26 am	66	1	3	23
8.26 am ----8.35 am	62	1	1	23
8.35 am----8.44am	66	1	2	12
8.44 am----8.49 am	68	2	1	7
8.50 am----8.57 am	66	1	1	18
8.57 am----9.01 am	61	1	1	15
9.02 am----9.12 am	64	3	1	17
9.12 am----9.25 am	60	2	1	24
TOTAL TIME 102 MINS	692	19	13	204

Traffic at junction of Westmorland Street and Norfolk Street Monday 31st Oct 2011

TIME	CARS	BUSES	BIKES/MOTOR	VANS/LORRIES
7-43 am----7.55 am	66	4	7	26
7.55 am ----8.04 am	66	2	1	15
8.04 am ----8.14 am	66	2	3	23
8.14 am ----8.24 am	66	1	1	23
8.24 am----8.34am	66	3	4	16
8.34 am----8.43 am	66	1	1	14
8.43 am----8.50 am	66	2	2	9
8.50 am----8.57 am	66	2	0	13
8.57 am----9.08 am	66	3	1	21
9.08 am----9.22 am	66	1	2	19
9.22 am----9.25 am	29	1	2	13
TOTAL TIME 102 MINS	689	22	24	192

Traffic at junction of Westmorland Street and Norfolk Street Friday 4th Nov 2011

Carlisle Housing Market Area



Lack of affordable housing

- 164

- Estate agents concerned that too many flats and apartments are being built particularly in the city centre, whereas strong demand for 2-bedroom terraces – Denton Holme most popular area for first-time buyers.
- Lack of affordable homes for larger families (i.e. over 3-bed) highlighted by District Survey and LSVT RSL.
- Affordable properties lost to Right to Buy sales have not been replaced – leading to increased waiting list.
- One new facet of the local housing market, again caused by the credit crunch is the proliferation of part-exchanges offered to people unable to sell their existing homes by volume builders.

2. Homelessness

- Is made worse by a lack of affordable housing especially for rent.
- Carlisle as the regional centre with facilities and services attracts people which creates

or this one

Estate agent and landlords comments on suitability of house types to local demand and market requirements: too many flats and apartments have been developed over recent year, especially in city centre locations.

- Intelligence from local Estate Agents Agents indicates that the most popular property types tend to be bungalows (especially with older residents) and two bedroom terrace houses. Larger properties have been particularly badly hit (e.g. Warwick Road area) by the credit crunch, and many properties are now on the market for over 6 months. In the town the most popular areas remain north of the River, Denton Holme and Stanwix.

- In contrast, information received from local Lettings Agents, suggests the private rented sector is particularly buoyant, perhaps not surprisingly in the light of the credit crunch, and associated difficulties in securing mortgages. Properties within walking distance of the City Centre (e.g. Denton Holme) are especially popular.



VIEW FROM REAR 58 WESTMORLAND STREET (MR & MRS. A. KEW) TO EXISTING A.S.L. BUILDING (showing 26' HEIGHT OF PROPOSED NEW BUILDING).



VIEW FROM REAR 58 WESTMORLAND STREET (Mr & Mrs. A. Kew. BATHROOM WINDOW. COMPARING HEIGHT OF EXISTING BUILDINGS.

In closing, you will see, based on the objection comments submitted, the majority of respondents understand and accept the need for appropriate development of the site. The same percentage of people have no problem with the proposed use, though a minority of respondents object to the plans in their entirety.

The main concerns ultimately relate to the scale of the proposed development, in terms of the number of students, the height and the amount of buildings, and the need for clear control mechanisms to be in place, both in terms of the construction of the site and the ongoing behaviour of the students.

The majority of residents, therefore, would not object to a scaled down version of the plans. This would include the following:

- (1) the amount of students reduced to a smaller number;
- (2) assurance that only one site in Denton Holme, this one or the McKnight's plans, will be used for student occupation; and
- (3) the proposed buildings to be more sympathetically planned, both in terms of height and location, with the neighbouring residents in mind.

In addition, the residents would be happy to see the following control mechanisms in place:

- (1) a full risk analysis done on the impact of 'pile driving' prior to construction, which is site specific;
- (2) full ongoing monitoring of vibration levels;
- (3) a contact point for residents to use if they have concerns throughout the construction phase, i.e. someone to phone if pictures are falling off our walls;
- (4) a liaison officer, nominated by the university, to hold regular meetings with representatives of the residents on monthly basis, where concerns can be raised;
- (5) a 24 hour contact point if residents are suffering from anti social behaviour caused by the students; and
- (6) consideration of the risks that the Little Caldew river poses to both students, wildlife and residents of Denton Holme.

I hope you can see that we are more than willing to negotiate and compromise, so that the University can begin to resolve their accommodation issues whilst not asking the residents to pay such a price.

So please consider, when making your decision, the people who will have to live with this development for years: they should not be left to 'pick up the pieces'.

SCHEDULE A: Applications with Recommendation

11/0730

Item No: 05

Date of Committee: 16/12/2011

Appn Ref No:
11/0730

Applicant:
A P & J Brown Limited

Parish:
Wetheral

Date of Receipt:
01/09/2011

Agent:
Abacus Building Design

Ward:
Wetheral

Location:

Land Adjacent Beech Cottage, Cumwhinton,
Carlisle, CA4 8DL

Proposal: Erection Of 14No. Dwellings Comprising Affordable Housing And
Housing For The Elderly (Outline Application)

REPORT

Case Officer: Sam Greig

1. Recommendation

- 1.1 It is recommended that this application is approved subject to the completion of a legal agreement and the imposition of planning conditions.

2. Main Issues

- 2.1 Principle of development;
- 2.2 Impact upon the living conditions of neighbouring residents;
- 2.3 Impact upon the landscape character of the area;
- 2.4 Provision of public open space;
- 2.5 Education infrastructure;
- 2.6 Foul and surface water drainage;
- 2.7 Highway issues;
- 2.8 Contamination.

3. Application Details

The Site

- 3.1 This application seeks “Outline” planning permission for the erection of fourteen dwellings on 0.52 hectares of agricultural land that is situated to western extent of Cumwhinton. The intention is for these properties to provide a mix of affordable housing and housing for the elderly. The site is situated at the edge of the village on the southern side of the highway when entering the Cumwhinton from the direction of Harraby.
- 3.2 The site, which is broadly square in shape, extends 74 metres along its frontage with the highway and projects 81 metres into the field. The site is situated on the periphery of the settlement boundary of Cumwhinton, as defined on the Inset Map that accompanies the Carlisle District Local Plan 2001-2016 (CDLP).
- 3.3 The site is undeveloped ‘greenfield’ land and comprises part of a larger field that is in agricultural use. Its defining feature is the mature hedgerow that aligns the road frontage. The topography of the site is such that the land falls in a north-south direction. There are two residential properties that are situated to the north of the site on the opposite side of the road. There is also a residential property, known as Beech Cottage, which is situated immediately adjacent to the site. To the south and west of the site lies agricultural land.

The Proposal

- 3.4 This is an “Outline” application with all five of the "standard" details, i.e. siting, design, access, external appearance and landscaping, "reserved" for subsequent approval. Consequently, the applicant is just seeking to establish the principle of the development. The detail, such as the layout of the development and the appearance of the dwellings, would be considered through the submission of a “Reserved Matters” application.
- 3.5 The indicative layout plan that accompanies the application suggests that the access to the site would be centrally located along its frontage. Either side of the main access to the site would be a pair of bungalows, which the applicant has suggested could provide accommodation for the elderly. The other ten properties, which are intended to be made ‘affordable’, would be arranged around a cul-de-sac. Two pairs of semi-detached properties are shown adjacent the rear garden of Beech Cottage; however, these properties are shown as being one and half storeys in height, thereby limiting overlooking into the garden of Beech Cottage. The remaining properties would be conventional two storey dwellings. Overall the indicative layout provides a mix of house types that includes four 2 bedroom bungalows; two 2 bedroom houses, four 3 bedroom houses and four 4 bedroom properties.
- 3.6 The applicant has indicated that the dwellings would be finished with a mix of stone and render, with natural slate roofs. Each property would have two parking spaces and reasonably sized gardens. It is intended to discharge foul water to the mains sewer and surface water run-off to soakaways.
- 3.7 The indicative layout plan indicates that a strip of land that measures 3.9

metres in width will be included within the garden of Beech Cottage to offset any potential adverse impact that the development may have upon of the occupiers of that property.

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 ten neighbouring properties. In response twenty four letters of objection have been received. The grounds of objection are summarised as;
1. The development will result in loss of light and privacy for the occupants of Beech Cottage;
 2. The scheme, as originally submitted, included a buffer zone adjacent to Beech Cottage. This would prove a security risk for the occupant of Beech Cottage. Members should note that this has now been omitted from the scheme;
 3. The site is situated out with the identified settlement boundary and no development should be permitted to take place;
 4. Cumwhinton School is at full capacity and cannot take any more children;
 5. There are other affordable housing developments that are still unoccupied and these sites are closer to amenities for young families or the elderly;
 6. No identified local need for affordable housing has been demonstrated;
 7. The proposal will have an adverse impact upon the landscape character of the surrounding area;
 8. There is limited public transport accessible on foot from this location and the likely residents are unlikely to be able to afford a car which means that the site is unsuitable;
 9. The village has already been overdeveloped in recent years;
 10. The northwest approach to the village is currently unspoilt and should be left that way;
 11. The land should be left for agricultural purposes;
 12. The access is close to a hill on a road where vehicles travel in excess of the speed limit. The development of the site will jeopardise highway safety;
 13. The beck that is located to the south of the site is prone to flooding. This development will exacerbate the existing problem;

14. The development will significantly devalue the neighbouring dwellings;
and

15. The development will result in loss of view for the occupier of Beech Cottage, an outlook that the present occupier has enjoyed for 40 years.

4.2 Councillor Allison has also written to the Council identifying his support for the application, but in doing so he has highlighted that measures must be taken to safeguard the living conditions of the occupier of Beech Cottage.

5. Summary of Consultation Responses

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

Cumbria County Council (Education Department): - has requested a financial contribution of £30,127 towards the provision of additional primary school places that will be required as a consequence of this development;

Housing Strategy: has confirmed that the principle of the scheme should be supported;

Wetheral Parish Council: - should this development proceed it would bring about a loss of privacy, views, light and property value. The Parish Council would like to be assured that the recommended minimum distance of 21 meters from Beech Cottage be provided. The Council also requests that a 106 agreement be arranged to finance playground provision within the village of Cumwhinton;

Environment Agency: - the public sewer runs along the road to the north of the proposed site, the applicant should contact United Utilities to discuss the possibility of connecting to the public sewer;

United Utilities: - no objections subject to compliance with conditions relating to foul and surface water disposal;

Cumbria Constabulary - North Area Community Safety Unit: - the detailed scheme will need to incorporate measures that minimise opportunities for crime to take place;

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are policies DP1, CP2, CP5, CP6, CP12, H1, H6, LE29 and T1 of the CDLP.

6.2 The proposals raise the following planning issues:

1. Principle Of Development

- 6.3 The application site lies outside of the defined settlement boundary and in such locations there is a presumption against allowing permission for new housing development. There is, however, an exception to that general rule which is identified by Policy H6 of the CDLP. The policy states that the provision of low cost affordable housing may be acceptable in locations where housing development would not normally be permitted. The key criteria to satisfy are that the development caters for an identified need; that the site is well related to the settlement where the need has been identified and respects the local landscape character and, finally, that the affordable properties are secured in perpetuity through the completion of a s106 agreement.
- 6.4 In respect of the aforementioned criteria Members should be aware that the Council's Housing Need and Demand Study (published November 2011) highlights that within the rural area there is a significant shortage of affordable dwellings. Whilst that study does not identify the housing needs in individual parishes or villages, there is a clear need for affordable dwellings in the rural area. In light of this it is the Officer's view that this development caters for an identified need. In terms of the site's physical relationship to the village, it is the Officer's view that the site is well related, both visually and physically, to the village. This particular issue is discussed in greater detail in section 3 of this report, which considers the landscape impact of the proposal. In terms of securing the affordable units in perpetuity the applicant has agreed to enter into a s106 agreement to ensure that this objective is achieved.
- 6.5 In summary, the principle of providing affordable housing/housing for the elderly is acceptable in this location. If Members were minded to support this application it would be necessary to grant authority to issue an approval to enable the completion of a s106 agreement to ensuring these units are retained in perpetuity for their intended use.

2. Impact Upon The Living Conditions Of Neighbouring Residents

- 6.6 Members are reminded that with this being an Outline application no specific details have been submitted with regards to the layout of the development or the design of the houses. That said, the applicant has sought to demonstrate through changes to indicative layout plan that the living conditions of neighbouring residents can be safeguarded.
- 6.7 Whilst the impact upon all the neighbouring residents is relevant, the property most affected by this development is that known as Beech Cottage, which is positioned immediately to the east of the application site. Beech Cottage, which is a bungalow, has a series of primary windows along its flank elevation that face directly towards the site. These windows are located within 1 metre of the application boundary and there is no notable physical demarcation that separates the bungalow from the site.

- 6.8 Although the recommended separation distance of 21 metres could be achieved between the dwellings and these primary windows, the occupier of Beech Cottage has justified concerns regarding security and loss of privacy, particularly if the domestic curtilages of the proposed dwellings were to extend up to her current boundary, as people using their gardens would be within 1 metre of the primary windows serving her property. To mitigate these concerns that applicant proposes that a strip of land that measures 3.9m in width be incorporated within the domestic garden of Beech Cottage, which would provide a buffer between the curtilage of Beech Cottage and the proposed dwellings.
- 6.9 There is an annotation on the plan that suggests that this strip of land will be sold to the owner of Beech Cottage should permission be forthcoming. Whatever arrangements are agreed between the developer and the owner of Beech Cottage regarding the transfer of this land is not material to the outcome of the planning application; however, in order to safeguard the living conditions of the occupier of Beech Cottage a condition is recommended that prevents development commencing on the construction of these dwellings until such time that the land in question has been included within the curtilage of Beech Cottage and a suitable barrier erected the length of the extended curtilage. This will help ensure that the occupiers of that property are afforded an acceptable of privacy and security once the development is complete, but also during the construction phase
- 6.10 Subject to the foregoing Officers are satisfied that on the basis of the indicative layout plan the development can be designed in such a way as to ensure that there will be no adverse impact upon the living conditions of neighbouring residents through loss of light, privacy or overdominance. Members should note that this judgement is made on the basis of the indicative layout which suggests that the dwellings adjacent to the boundary with Beech Cottage will not exceed one and a half storeys in height. A condition is recommended that requires the scale of the dwellings, which is provided at the Reserved Matters stage, is based on the indicative layout plan.
- 6.11 It is acknowledged that given the scale of the development there will be a degree of disturbance during the construction of the dwellings. In order to mitigate the impact that the construction phase will have upon the living conditions of residents a condition is recommended that limits construction work to between 7.30am and 6pm Monday to Friday, 7.30am to 1pm on Saturdays, with no work permitted on Sundays.

3. Impact Upon The Landscape Character Of The Area

- 6.12 As this development involves building on open fields there will undoubtedly be some impact upon the landscape character of the area. The extent of that impact can be reduced through the design of a sympathetic scheme. Whilst this is only an Outline application that seeks to clarify that the principle of the development is acceptable the applicant has sought to demonstrate that an acceptable design can be achieved.

- 6.13 The measures that have been taken by the applicant include providing bungalows along the road frontage so that the scale of the dwellings relate to the other single storey properties that can be viewed when entering the village. The taller two storey dwellings are located further into the site where the topography of the lands falls away thereby reducing the visual impact that these properties will have when viewed from the main road. Where practical existing hedgerows are to be retained and additional landscaping is proposed to soften the edge of the development.
- 6.14 It is acknowledged that this development will be visible when entering Cumwhinton from the direction of the Golden Fleece roundabout (Junction 42); however, for the most part views will be obstructed by the roadside hedge. Where views are afforded, the development will be seen in conjunction with the other residential properties that form the western extent of the village.
- 6.15 The land in question is not designated as being of any special landscape character and it is the Officer's view that any potential impact that may occur is outweighed by the need to provide affordable housing in the rural area.

4. Provision Of Public Open Space

- 6.16 In commenting on this application the Parish Council has identified that there are no playing facilities for children in the village. To assist the Parish Council in providing these facilities the applicant has agreed to pay a financial contribution of £5000, which can be secured through the completion of a s106 agreement.

5. Educational Infrastructure

- 6.17 Objectors to the scheme have questioned whether the local primary school has adequate capacity to cater for any increase in demand for pupil school places that might arise as a consequence of this development. Officers have raised this issue with the Education Authority who advised that Cumwhinton School is oversubscribed at present and that this development could result in an additional pupil yield of approximately three primary school places. To address this increased burden the Education Authority has requested a financial contribution of £30,127 to be used to provide capacity at Cumwhinton School or at other schools in the area that can help address the needs arising in Cumwhinton School's catchment area.
- 6.18 The applicant's agent has investigated this matter further and it is understood that Cumwhinton School is oversubscribed as a consequence of children attending the school from outside of its catchment area. The Education Authority has since confirmed that Cumwhinton School is attended by 35 children who live outside the school's catchment area. In light of this the agent maintains that it would be unreasonable of the Council to request a financial contribution to address the issue when the problem is due to the allocation of spaces, which is a matter that the Education Authority can influence without the need for additional funding. Furthermore, one would expect children within the village to be able to attend their village school in advance of someone

living out with the catchment area. Whilst the concerns of the Education Authority have been considered, in light of the information that the applicant's agent has supplied regarding the allocation of spaces at the school the request for a financial contribution is not justified, nor would it be compliant with the regulations that govern the payment of financial contributions through s106 agreements.

6. Foul And Surface Water Drainage

- 6.19 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable. Surface water is to be disposed of via soakaways which is an acceptable and sustainable means of surface water disposal.
- 6.20 A local resident has identified that the nearby beck, which lies to the south of the site is susceptible to flooding; however, given that the surface water run-off will be discharging to soakaways and not directly into the beck it is not considered that the development would worsen the present situation.

7. Highway Issues

- 6.21 The Highway Authority has raised no objections to the proposal, subject to the imposition of five highway related planning conditions that relate to the construction of the access, the formation of visibility splays and the parking provision within the site. Whilst some residents have expressed concern regarding highway safety it is the Officer's view that the application could not be refused on that basis.
- 6.22 Other objectors have commented that the site is not easily accessible by public transport. Whilst the comments of the objectors are noted Cumwhinton is identified as a Local Service Centre, which, in policy terms, is a recognised sustainable location for new development. It is also a sizeable village with its own primary school, shop and public house. Whilst the public transport links may not be as good as other villages in the district this issue in its own right should not preclude the provision of affordable housing.

8. Contamination

- 6.23 As the site is a greenfield site the likelihood of contamination being present is low. Notwithstanding this fact a condition is recommended that caters for the event that contamination is found during the construction phase.

Conclusion

- 6.24 In overall terms, the principle of the development is acceptable and will assist in reducing the recognised shortfall of affordable housing in the rural area. Whilst no detailed designs have been submitted at this stage, Officers are satisfied an appropriate scheme can be negotiated through a subsequent Reserved Matters application to ensure that the design is appropriate and the living conditions of residents are safeguarded. A series of planning conditions are also recommended to control detailed aspects of the design and to prevent any potential adverse effects that might occur without such controls.

In all aspects the proposals are compliant with the objectives of the relevant Local Plan policies.

- 6.25 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a s106 agreement to secure:
- a) the provision of affordable housing/ housing for the elderly in perpetuity; and
 - b) a financial contribution of £5000 to be used by the Parish Council towards the provision of children’s playing facilities within the village.

7. Planning History

- 7.1 In 2007 planning permission was sought for the erection of 8 dwellings to meet an identified need for affordable housing within the agricultural community. The application was withdrawn by the applicant prior to determination.

8. Recommendation: Grant Subject to S106 Agreement

1. 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).

2. 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.

3. The approved documents for this Planning Permission comprise:
- 1. the submitted planning application form;

2. the site location plan and block plan received 16th November 2011 (Drawing No.112);
3. the indicative site layout plan received 31st October 2011 (Drawing No.11260-01E);
4. the topographical survey received 25th August 2011 (Drawing No.2221/P/02);
5. the existing site sections received 25th August 2011 (Drawing No.2221/P/03);
6. the Design Statement received 1st September 2011;
7. the Archaeological Assessment received 25th August 2011;
8. the Contamination Desk Top Study 25th August 2011;
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.

4. The detailed plans of the development hereby permitted shall adhere to the indicative layout plan submitted as part of this application (Drawing No. 11260-01E received 31st October 2011).

Reason: To safeguard the living conditions of the occupier of Beech Cottage and to ensure an acceptable design for the completed scheme in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall commence until a strip of land measuring not less than 3.9 metres in width, as illustrated on Drawing No. 11260-01E received 31st October 2011, has been incorporated as part of the domestic curtilage of Beech Cottage and a 1.8 metre high timber fence erected along the length of the new boundary.

Reason: To safeguard the living conditions of the occupier of Beech Cottage, both during the construction phase and when the properties become occupied, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development 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.

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

7. 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.

8. 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.

9. 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 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.

10. 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.

11. 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.

12. 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.

13. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate means of surface water disposal and to prevent increased risk of flooding in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

14. No dwelling shall be occupied until its drainage system is connected to a public sewer.

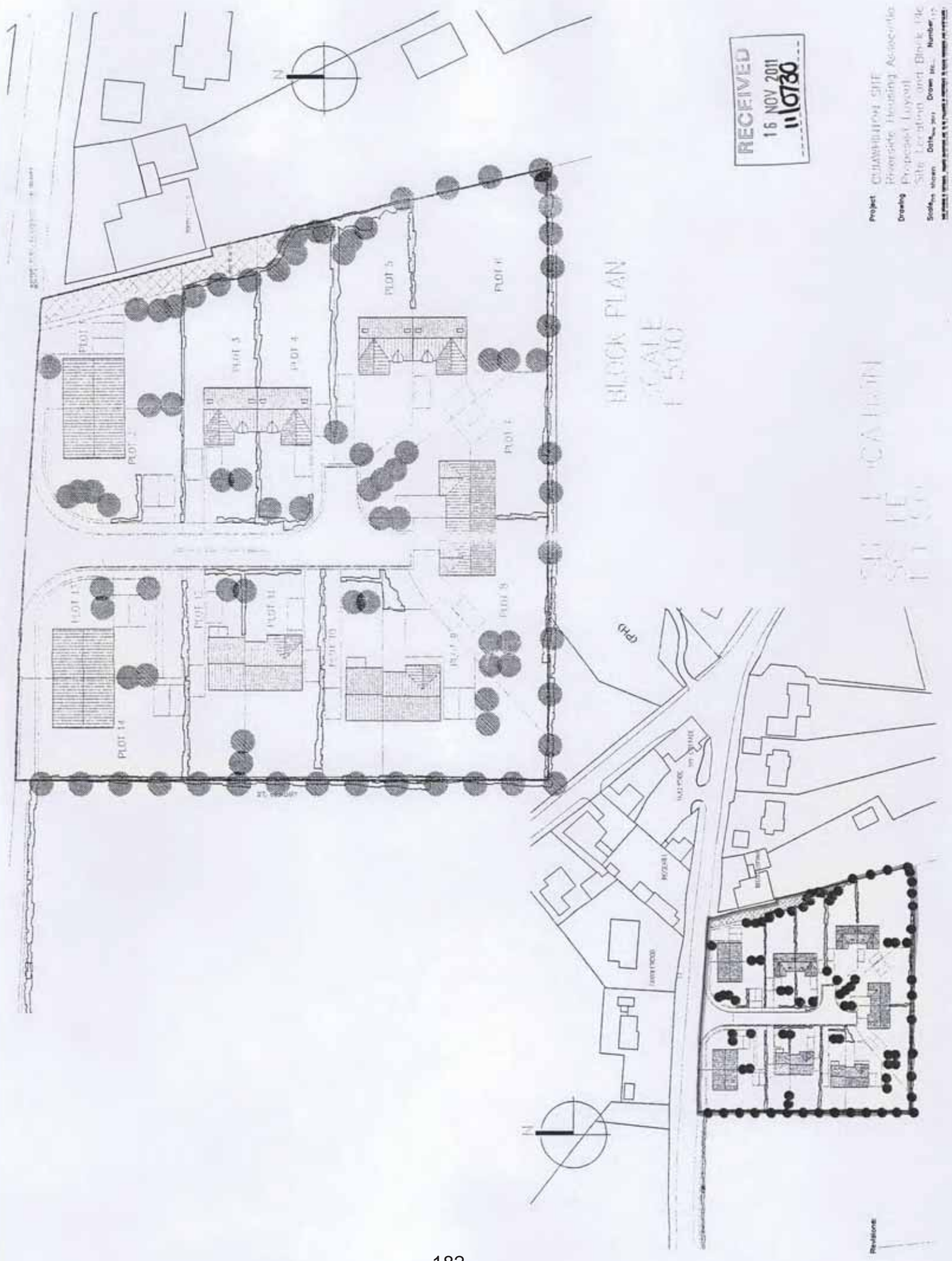
Reason: To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared 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 Policy LE29 of the Carlisle District Local Plan 2001-2016.

16. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.
- Reason:** To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.
17. The surfacing of the access road shall extend for at least 20 metres into the site, (as measured from the highway boundary) prior to construction activity being commenced, all in accordance with the details of construction which have been approved by the Local Planning Authority, together with sufficient space for parking and manoeuvring of construction related traffic to be accommodated within the site clear of the public highway.
- Reason:** In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.
18. The development shall not commence until visibility splays providing clear visibility of 70 metres, measured down the nearside channel line of the B6263, from a position 2.4 metres inset on the centre of the access, at a height of 1.05 metres, 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, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be achieved before general development of the site commences so that construction traffic is safeguarded.
- Reason:** In the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.
19. No dwelling shall be occupied until the means of access and parking requirements have been constructed in accordance with the approved plan. All such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.
- Reason:** To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.
20. The whole of the access area bounded by the carriageway edge, the splays and Highway Boundary shall be constructed and drained to the specification of the Local Highways Authority.

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

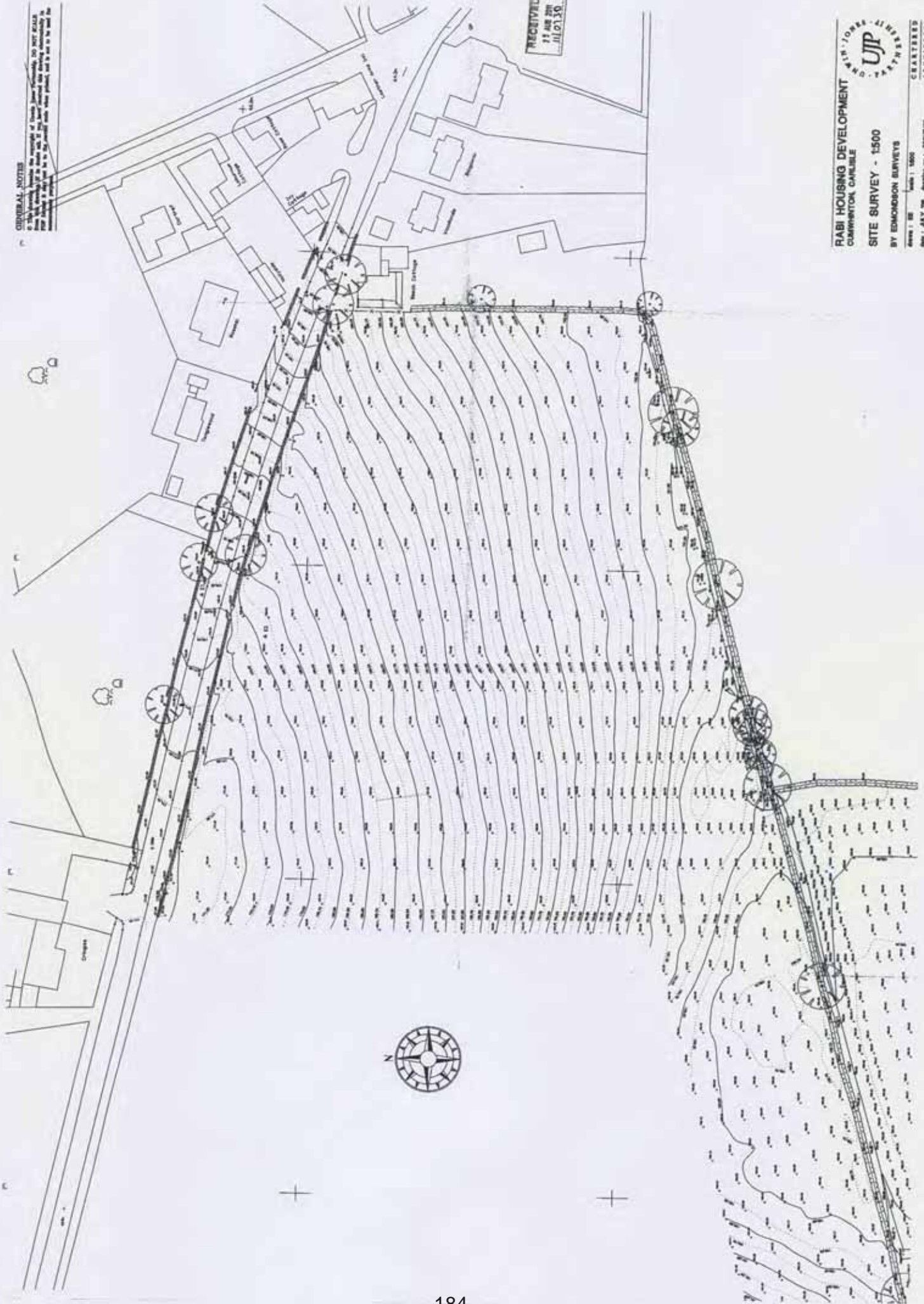


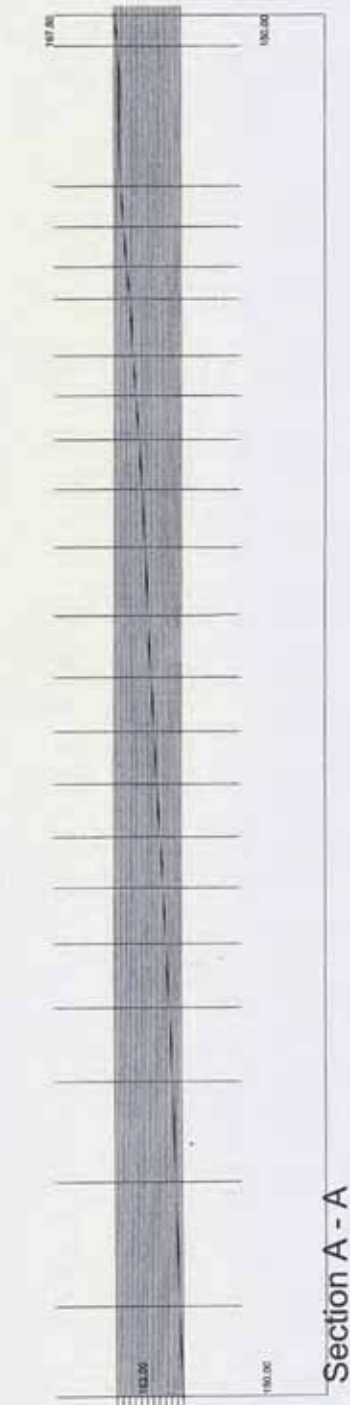
GENERAL NOTES

1. This drawing is based on the survey of the site by the Surveyor General, 1950. It is not intended to show the exact location of the buildings or the exact location of the roads. It is only intended to show the general layout of the site and the location of the buildings and roads.

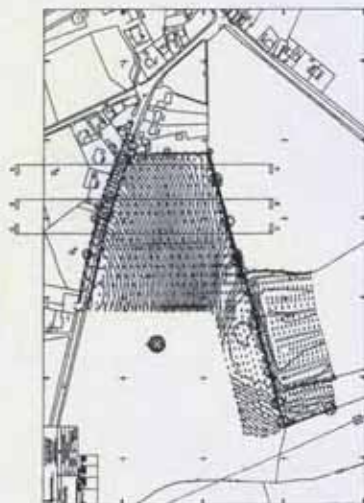
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RABI HOUSING DEVELOPMENT
CAMBRIDGE, MASSACHUSETTS
UJP
UNIVERSITY OF JERUSALEM
BY EDMONDSON SURVEYS
SITE SURVEY - 1500
Scale: 1" = 100'
Date: JULY 1950
Drawn by: J. EDWARDS
Checked by: J. EDWARDS
Architects: J. EDWARDS & ASSOCIATES

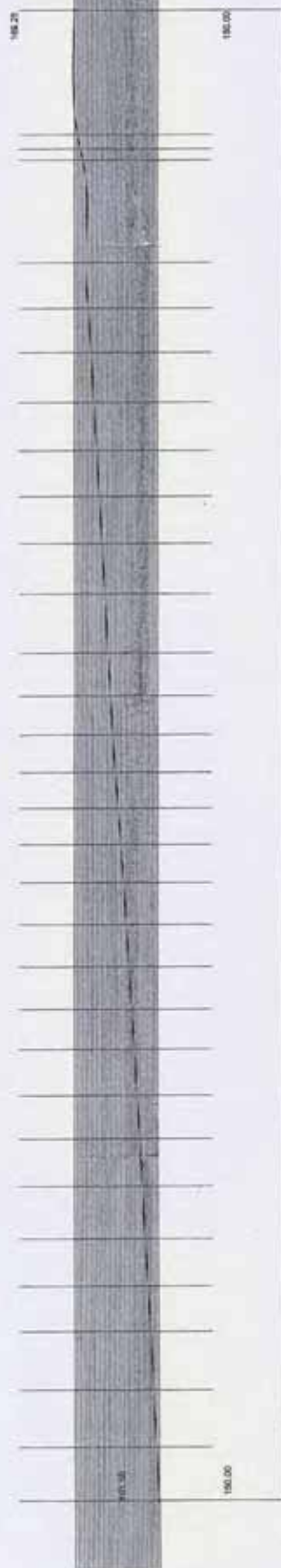


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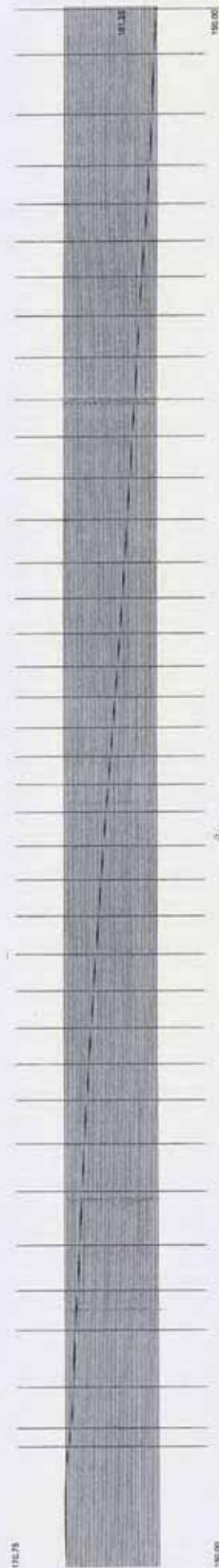
Section A - A



KEY



Section B - B



Section C - C

RESIDENTIAL DEVELOPMENT
CUMMINGTON, CARLEILE

SITE SECTIONS AS EXISTING
A-A, B-B, C-C

ROYAL AGRICULTURAL SOCIETY INSTITUTION

CHARTERED
ARCHITECTS

Arch: JAW Date: 1/8/95
Rev: AAY Ytd: Rev: 01/95

SCHEDULE A: Applications with Recommendation

11/0818

Item No: 06

Date of Committee: 16/12/2011

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

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

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is approved subject to completion of a legal agreement and the imposition of planning conditions.

2. Main Issues

- 2.1 The principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 Impact upon the landscape character of the area;
- 2.4 The impact of the proposal on the living conditions of neighbouring residents;
- 2.5 Landscaping;
- 2.6 Affordable housing;
- 2.7 Foul and surface water drainage;
- 2.8 Highway issues;
- 2.9 Open space provision;
- 2.10 Contamination;
- 2.11 Contribution to Local Education Authority funding.

3. Application Details

The Site

- 3.1 This application seeks Full Planning permission for the erection of eight dwellings, together with associated parking, landscaping and the formation of a new access road, on land to the west of School Road, Cumwhinton. The site, which is adjacent to residential areas but outwith the settlement boundary, covers an area of approximately 0.32 hectares of currently mown grassland.
- 3.2 The site is bounded to the north by houses, to the east and west by hedgerows and to the south there is open land. The field is currently used by Cumwhinton Primary School as a playing field; however, the accompanying Design and Access Statement asserts that an area of proposed development is unused due to the gradient and tendency to retain surface water. There is a reasonably steep gradient across the site rising from north to the south which differ by approximately 4.5 metres in height.

The Proposal

- 3.3 The application proposes the erection of four two bedroom bungalows and four three bedroom semi-detached affordable dwellings which would be available for rent by Two Castles Housing Association.
- 3.4 The proposed two storey dwellings would be situated parallel to School Road facing the existing two storey houses opposite the site. The proposed bungalows would be located to the north of the site adjacent to an existing bungalow to minimise the impact of the development on the adjacent properties.
- 3.5 The buildings would be constructed of a mixture of multi-red facing brick and rendered walls, under grey profiled concrete roof tiles with reconstituted slate used on the two storey properties. They have been designed to achieve Level 3 of the Code for Sustainable Homes, which is a requirement of the Housing Corporation, that is funding the development. It is proposed that the dwellings would incorporate high levels of insulation, high efficiency boilers, recycled heat from boiler flues and solar panels for hot water. The scheme is also seeking to achieve Secured by Design Certification.
- 3.6 All of the dwellings would have amenity space. Boundary treatment would consist of 1.8m high timber fencing adjacent to the hedgerow on the east and west boundaries, access roads and internal footpath, reducing in height to 1.2 metres in height adjacent to the northern boundary and 0.9 metres high between the properties.
- 3.7 Access to the site will be from School Road via a new opening through the existing hedgerow. The initial section of road from School Road would be adopted by Cumbria County Council and will be constructed to the Local

Authority Highway standards for adoption. All of the parking is contained within a private courtyard. The existing accesses in the north-east corner of the site would be closed up and hedging planted in the gap.

- 3.8 Twelve parking spaces would be provided across the site. Each dwelling would have one car parking space, with the remaining four being for visitor parking.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of twenty-two of the neighbouring properties. Seven letters of objection and a petition containing twenty-five signatures have been received and the issues raised are as follows:
1. there is a medieval road that crosses the site and building on this land should not be considered;
 2. flooding is a problem in the area;
 3. Peter Gate becomes heavily congested with cars that pose possible danger to pedestrians;
 4. the school is already oversubscribed and cannot accommodate any additional children;
 5. the site is out with the settlement boundary;
 6. development of the site will impact on the recreational and play area for children and residents of the village;
 7. the site does not relate to the form, scale and character of the village or the existing landscape features;
 8. parking is currently a problem for residents and the development will have a further negative impact;
 9. the development intrudes into open countryside; and
 10. the site is an open area which makes a significant contribution to the character of the village and the development will have an adverse impact on the views within the village and onto the open countryside.

5. Summary of Consultation Responses

British Gypsum: - comments awaited;

Wetheral Parish Council: - the Parish Council has concerns regarding the parking of both residents cars and school traffic in this location. Entry and exiting the new development may cause additional problems on this already busy local road. The Parish request that this application is deferred until a site visit can be arranged preferably at busy school times, to enable the Planning Committee to consider traffic safety and the need for parking provision at this proposed junction.

The Parish Council request that a S106 agreement be arranged to finance playground provision within the village of Cumwhinton;

Housing Strategy: - has confirmed that the principle of the scheme should be supported;

Cumbria Constabulary - North Area Community Safety Unit: - it is apparent that crime prevention and security have been considered as part of the design and there is no objection;

Local Environment - Environmental Protection: - comments awaited;

Cumbria County Council - (Archaeological Services): - the site should be subject to an archeological investigating in advance of development to record the archaeological remains that could be secured through the imposition of conditions;

United Utilities: - comments awaited;

Local Environment: - comments awaited;

Cumbria County Council - (Highway Authority): - no objection subject to the imposition of five highway conditions'; and

Cumbria County Council (Education Department): - has requested a financial contribution of £14,649 towards the provision of additional primary school places that will be required as a consequence of this development.

6. Officer's Report

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP1, CP3, CP5, CP6, CP12, CP17, H1, H6, LE8, LE29, LC4, LC11 and T1 of the Carlisle District Local Plan (CDLP) 2001-2016. The proposal raises the following planning issues:

1. Principle Of Development

- 6.2 The application site lies outside of the defined settlement boundary and in such locations there is a presumption against allowing permission for new housing development. There is, however, an exception to that general rule which is identified by Policy H6 of the CDLP. The policy states that the provision of low cost affordable housing may be acceptable in locations where housing development would not normally be permitted. The key criteria to satisfy are that the development caters for an identified need; that the site is well related to the settlement where the need has been identified and respects the local landscape character and, finally, that the affordable properties are secured in perpetuity through the completion of a S106 agreement.

- 6.3 In respect of the aforementioned criteria Members should be aware that the Council has commissioned a Housing Need and Demand Study (published November 2011) which highlights that within the rural area there is a significant shortage of affordable dwellings. Whilst that study does not identify the housing needs in individual parishes or villages, there is a clear need for affordable dwellings in the rural area. In light of this it is the Officer's view that this development caters for an identified need. In terms of the site's physical relationship to the village, it is the Officer's view that the site is well related, both visually and physically, to the village. This particular issue is discussed in greater detail in section three of this report, which considers the landscape impact of the proposal. In terms of securing the affordable units in perpetuity the applicant has agreed to enter into a S106 agreement to ensure that this objective is achieved.
- 6.4 In summary, the principle of providing affordable housing is acceptable in this location. If Members were minded to support this application it would be necessary to grant authority to issue an approval to enable the completion of a S106 agreement to ensuring these units are retained in perpetuity for their intended use.

2. Scale, Layout And Design Of The Development

- 6.5 The proposed development is well laid out and will maximise the use of the site. The linear frontage along School Road will compliment the existing housing on the opposite side of the road. There is a mixture of house types, including semi-detached and bungalows together with a range of finishes including render with brick detail, grey concrete roof tiles and reconstituted slate which will help to create a visually interesting development. The dwellings incorporate reasonably sized rear gardens that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped.
- 6.6 The design of the houses includes sustainable elements that will improve the energy efficiency of the dwellings. This includes the provision of solar panels on the properties together with the installation of rainwater collection butts. The accompanying Planning Statement advises that the properties on the site would achieve a minimum standard of Code for Sustainable Homes Level 3. Each property has a dedicated parking space, with an additional four visitor spaces also being provided throughout the site.
- 6.7 In light of the above, the scale, layout and design of the proposals are acceptable.

3. Impact Upon The Landscape Character Of The Area

- 6.8 As this development involves building on open fields there will undoubtedly be some impact upon the landscape character of the area. The extent of that impact can be reduced through the design of a sympathetic scheme.
- 6.9 The measures that have been taken by the applicant include providing the two storey semi-detached properties along the road frontage so that the scale

of the dwellings relate to the other two storey properties. The single storey bungalows are located adjacent to the northern boundary where the topography of the land is at the lower level and adjacent to an existing bungalow thereby reducing the visual impact that these properties will have when viewed from the main road. Existing hedgerows are to be retained and additional landscaping is proposed to soften the edge of the development.

- 6.10 The land in question is not designated as being of any special landscape character and it is the Officer's view that any potential impact that may occur is outweighed by the need to provide affordable housing in the rural area.

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

- 6.11 The aforementioned paragraphs have demonstrated that the layout of the development is acceptable.
- 6.12 There properties opposite the site on School Road with windows that face the application site. It is therefore appropriate to consider the development against the draft Supplementary Planning Document "Achieving Well Designed Housing". It requires that a distance of 21 metres is provided between primary windows. The proposed properties have been set back from the frontage of the site and achieve a distance of approximately 27.5 metres and therefore exceed this distance.
- 6.13 The bungalows adjacent to the northern boundary would be 18 metres from the neighbouring bungalow. This property has a blank gable of the garage and a bathroom window that faces the site.
- 6.14 Given the orientation of the application site with adjacent properties, it is not considered that the living conditions of the occupiers would suffer from loss of privacy. The development would not result in an overall loss of daylight or sunlight due to the distances between the application site and the residential properties.
- 6.15 Given the restricted nature of the site, it would be appropriate to condition any planning consent that future alterations, extensions and outbuildings require planning consent.
- 6.16 It is acknowledged that given the scale of the development there will be a degree of disturbance during the construction of the dwellings. In order to mitigate the impact that the construction phase will have upon the living conditions of residents a condition is recommended that limits construction work to between 7.30am and 6pm Monday to Friday, 7.30am to 1pm on Saturdays, with no work permitted on Sundays.

5. Landscaping

- 6.17 A full Ecological Report has been produced for the site and accompanies the application. The report concludes that the grassland is not of significant ecological value. Existing hedgerows to the eastern and western boundaries

have been identified under the Hedgerow Regulations 1997 as important hedgerows. These will be protected during construction and retained post construction with the exception of an area which is required to be removed to create a new site access. As a compensatory measure approximately 48 metres of new hedgerow will be planted within the existing smaller opening to the north east corner and to the northern boundary. One small Whitebeam tree within the verge on Peter Gate has been recommended for removal regardless of development due to poor health by the arboriculturalist. All other trees are to be protected and retained. Root protection zones have been identified by the arboriculturalist and major structures are not located within these areas.

- 6.18 The application is accompanied by a Soft Landscaping Plan, which is acceptable to the Council's Landscape Architect. A condition has been imposed that requires protective fencing to be erected around any trees/hedges to be retained, which shall be kept in place for the duration of the development.

6. Foul And Surface Water Drainage

- 6.19 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable. The development will incorporate permeable block paving and surface water will to be disposed of via soakaways which is an acceptable and sustainable means of surface water disposal.

7. Highway Issues

- 6.20 The Highway Authority has raised no objections to the proposal, subject to the imposition of five highway related planning conditions that relate to the construction of the access, the formation of visibility splays and the parking provision within the site.
- 6.21 Other objectors have commented that School Road becomes heavily congested with cars that pose possible danger to pedestrians and other road users. The siting and design of the access is acceptable and sufficient parking provision would be formed within the site. Whilst some residents have expressed concern regarding highway safety it is the Officer's view that the application could not be refused on that basis.

8. Open Space Provision

- 6.22 In commenting on this application the Parish Council has identified that there are no playing facilities for children in the village. To assist the Parish Council in providing these facilities the applicant has agreed to pay a financial contribution of £3000, which can be secured through the completion of a S106 agreement.

9. Contamination

- 6.23 As the site is a greenfield site the likelihood of contamination being present is low. Notwithstanding this fact a condition is recommended that caters for the

event that contamination is found during the construction phase.

10. Contribution To Local Education Authority Funding

- 6.24 Objectors to the scheme have questioned whether the local primary school has adequate capacity to cater for any increase in demand for pupil school places that might arise as a consequence of this development. Officers have raised this issue with the Education Authority who advised that Cumwhinton School is oversubscribed at present and that this development could result in an additional pupil yield of approximately one or two primary school places. To address this increased burden the Education Authority has requested a financial contribution of £14,649 to be used to provide capacity at Cumwhinton School or at other schools in the area that can help address the needs arising in Cumwhinton School's catchment area. Ordinarily, a financial contribution is not required for developments of less than 15 dwellings but in the case, the Education Authority has considered the cumulative effect of this together with the application for 14 affordable dwellings (reference 11/0730) reported elsewhere in this schedule.
- 6.25 The Education Authority has since confirmed that Cumwhinton School is attended by 35 children who live outside the school's catchment area. It is unreasonable to request a financial contribution to address the issue when the problem is due to the allocation of spaces, which is a matter that the Education Authority can influence without the need for additional funding. Furthermore, one would expect children within the village to be able to attend their village school in advance of someone living out with the catchment area.
- 6.26 Whilst the concerns of the Education Authority have been considered, the allocation of spaces at the school or the transportation of pupils elsewhere and the request for a financial contribution is not justified, nor would it be compliant with the regulations that govern the payment of financial contributions through S106 agreements.

11. Other Matters

- 6.27 The site is located on land which has previously been subject to an archaeological evaluation which revealed remains relating to the 12th - 14th Century. The Historic Environment Officer has raised no objection to this application subject to the imposition of two conditions relating to the submission of a programme of archaeological works and the submission of a post excavation analysis.
- 6.28 The development of the site will result in a portion of the playing field; however, due to the topography, distance from the school and the ground conditions, this parcel of land isn't in frequent use. Sufficient playing field would remain and the financial contribution to the open space provision would off-set some of this loss.

Conclusion

- 6.29 In overall terms, the principle of the development is acceptable and will assist in reducing the recognised shortfall of affordable housing in the rural area. Officers are satisfied that the scale, layout and design of the proposals are acceptable and it would not have an adverse impact on the character or appearance of the area. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or over dominance. Adequate amenity space and car parking provision would be available to serve the dwellings.
- 6.30 A series of planning conditions are also recommended to control detailed aspects of the design and to prevent any potential adverse effects that might occur without such controls. In all aspects the proposals are compliant with the objectives of the relevant Local Plan policies.
- 6.31 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a S106 agreement to secure:
- a) the provision of affordable housing in perpetuity; and
 - b) a financial contribution of £3000 to be used by the Parish Council towards the provision of children's playing facilities within the village.

7. Planning History

- 7.1 In 1999, planning permission was refused for the erection of 9no. detached 4 bedroom houses.
- 7.2 Later in 1999, planning permission was refused for the erection of 6no. detached houses.
- 7.3 An application for planning permission was submitted in 2008 for the erection of 8no. dwellings for rent with associated parking and landscaping comprising: 4no. 2 bed bungalows and 4no. 3 bed houses together with new access road but was withdrawn prior to determination.

8. Recommendation: Grant Subject to S106 Agreement

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 19th September 2011;
2. the Site Location Plan received 19th September 2011 (Drawing no. 3856 L-01);
3. the Proposed Site Layout received 19th September 2011 (Drawing no. SK101 Rev E);
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 19th September 2011 (Drawing no. SK103 Rev C);
8. the Proposed Hard Landscaping received 19th September 2011 (Drawing no. SK102 Rev A);
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 Notice of Decision; and
17. 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 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 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 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 development commencing and shall be completed 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.

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 To be read in conjunction with full specification



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HMH
 ARCHITECTS

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TWO CASTLES HOUSING ASSOCIATION HOUSING DEVELOPMENT CUMWHINTON SITE LOCATION

1504



Two Carlinus Housing Associations



South Eastern Elevation

Architectural drawing of the Western Elevation of the 204P Bungalow. The drawing shows a two-story house with a gabled roof, multiple windows, and a small porch. A tree is shown to the left of the house. The drawing is labeled "204P Bungalow" and "Western Elevation".

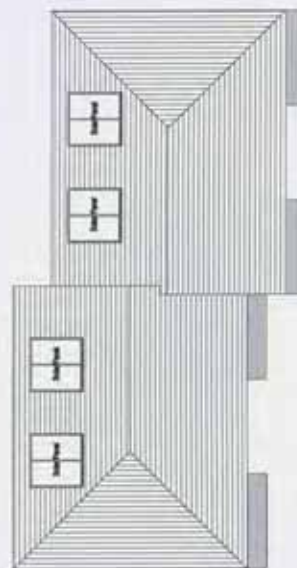
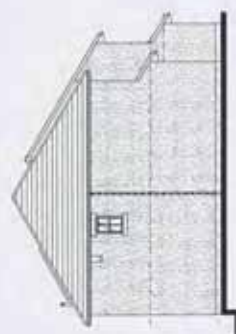
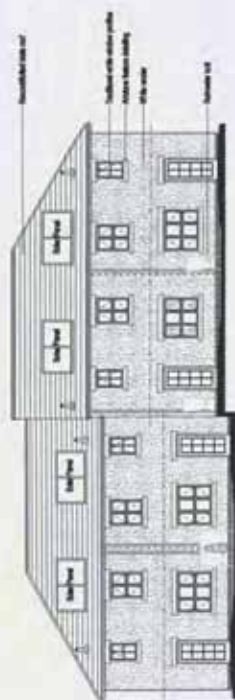
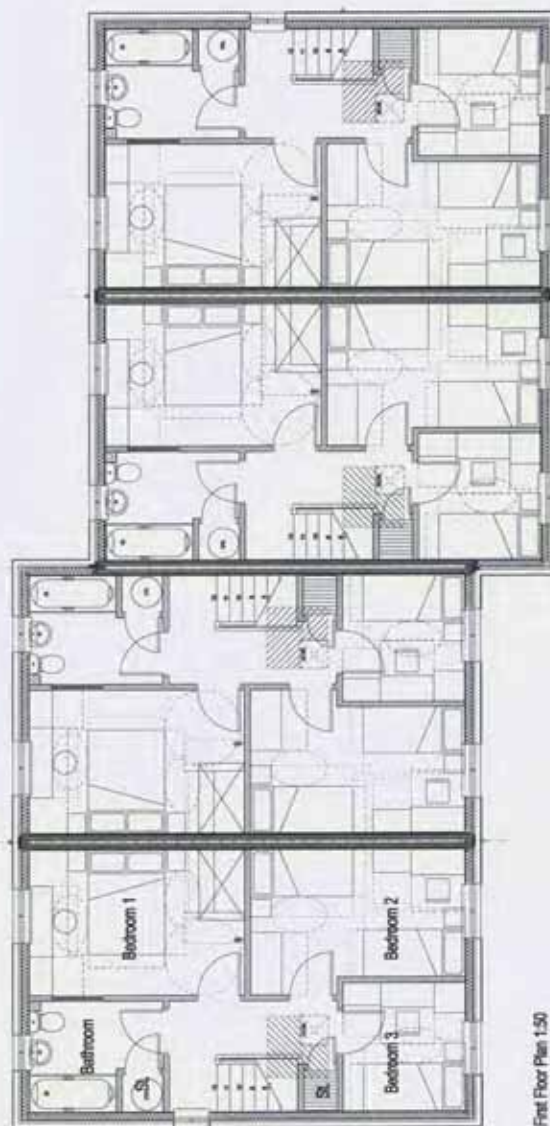
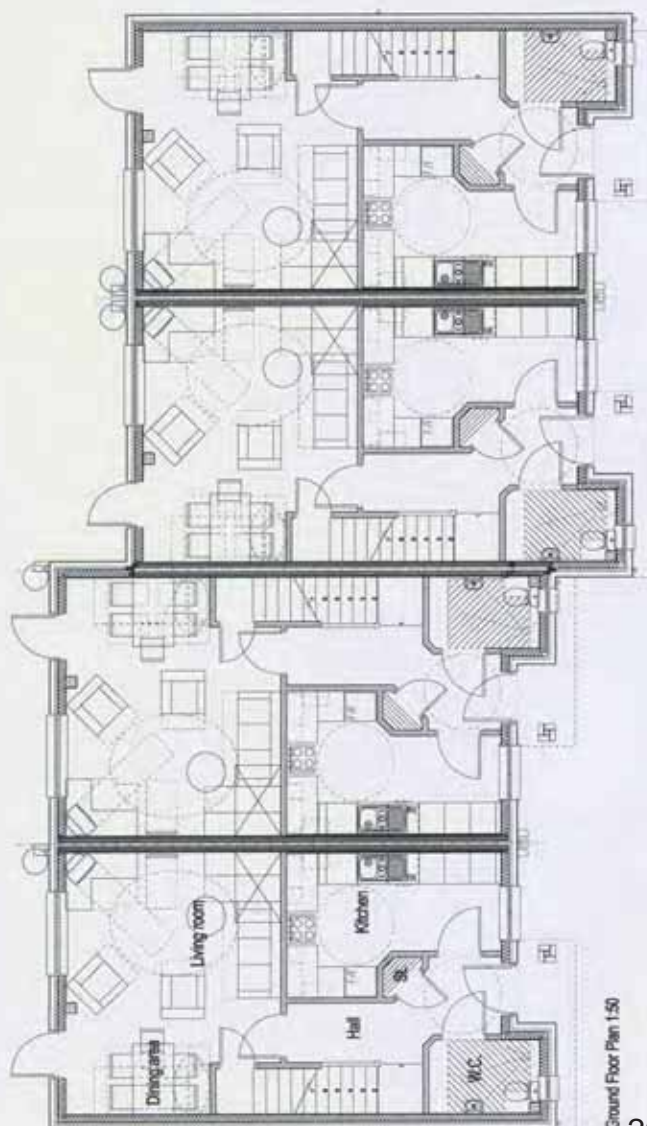
North Western Elevation

203

South Western Elevation

North Eastern Elevation

[illegible]



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PRELIMINARY



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Journal of Internal Medicine 253: 105–112

For more information:
For Diabetes Housing Assistance
Housing Development

Commitment, Confidence

By on at

Signature of the person making the statement:

Signature of the person receiving the statement:

Date:

Location:

I hereby certify that the above is a true and correct copy of the original statement.

Signature of the person receiving the statement:

Date:

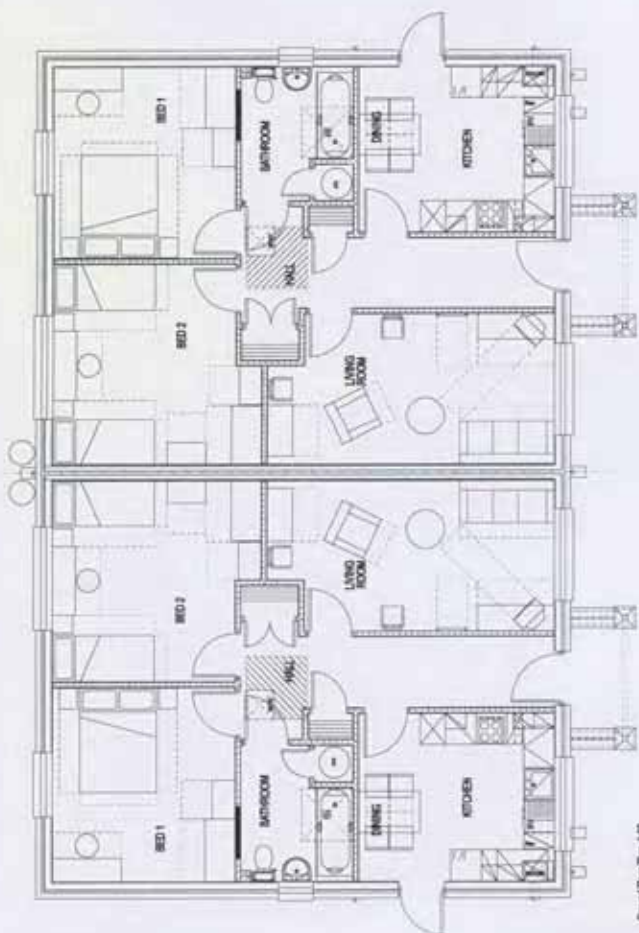
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2	100	100
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2

CONVERSION: 1" = 4'-0" ALL DIMENSIONS
 DIMENSIONS: NOT TO BE SCALED
 TO BE USED IN CONSTRUCTION AND FOR SUBMITTALS



Ground Floor Plan 1:50



East Elevation 1:100



South Elevation 1:100



West Elevation 1:100



North Elevation 1:100



Roof Plan 1:100

PRELIMINARY



2B4P BUNGALOW
 76.6 sqm

The Center Housing Association
 Housing Development
 Consultation, Dublin
 2B4P BUNGALOW plan and elevations
 1:100
 1:100
 1:100
 1:100

2B4P BUNGALOW 76.6sqm.



Photo Shows an BT+ BT Super Apex Shed

Super Apex

Quality garden shed from the Treloar traditional range.

Standard features include:

- 23mm tongue and groove red deal
- 40mm x 20mm batten roof
- 40mm x 27mm internal framework
- Roofing felt
- Key operated lock
- Fixed (non opening) glass window
- Primary spot based treatment
- 19mm x 19mm x 25mm floor
- Durable insecticide



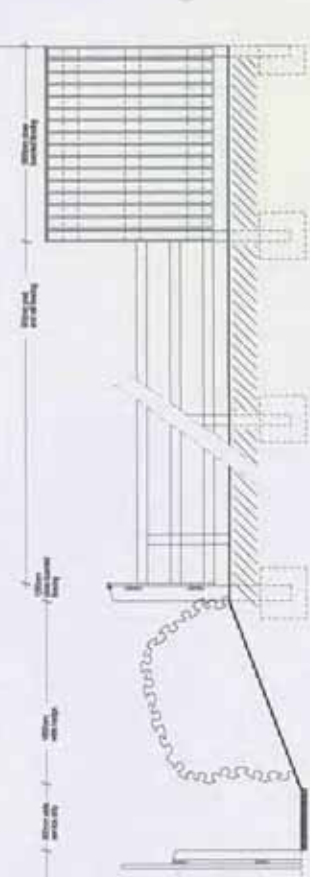
Photo Shows an BT+ BT Super Apex Shed

Width A	1.82m
Depth B	1.82m
Eaves Height C	1.82m
Roof Height D	2.12m
Number of windows	1

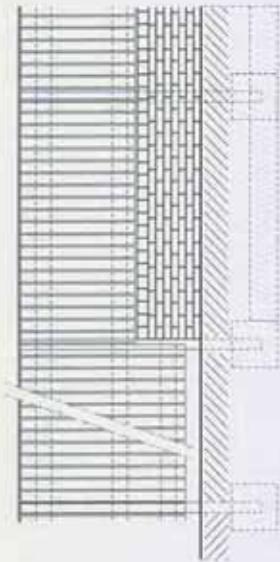
*'External' refers to the minimum internal dimensions. All sizes are approximate and for guidance only.



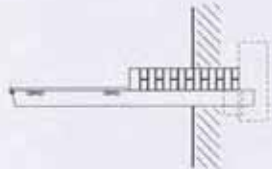
Garden Shed
2400 x 1800mm containing cycle and recycling stores.



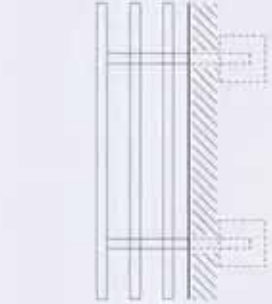
Section through bungalow near gardens indicating transition in fencing



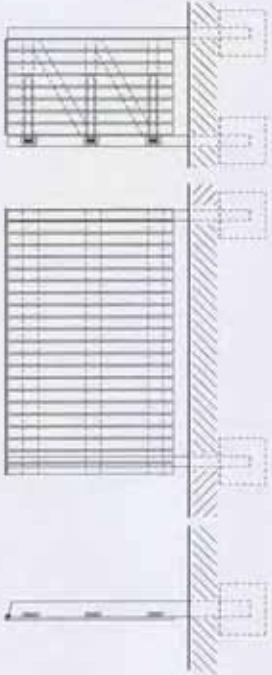
Boundary treatment to rear gardens of houses.



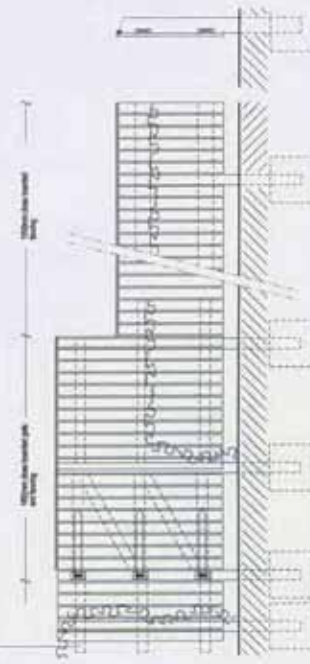
Section through wall and close boarded fencing located at the entrance to the site.



Fence Type B
Timber post and rail 1200mm high fence



Fence Type A
Timber close boarded 1800mm high fence and gate



Access gate to access behind northern boundary hedge.

Fence type C
Timber close boarded 1200mm high fencing to boundary of hedge

Copyright © M. S. A. S. 11/11/11
DIMENSIONS NOT TO SCALE

1. 23mm tongue and groove red deal
2. 40mm x 20mm batten roof
3. 40mm x 27mm internal framework
4. Roofing felt
5. Key operated lock
6. Fixed (non opening) glass window
7. Primary spot based treatment
8. 19mm x 19mm x 25mm floor
9. Durable insecticide

PRELIMINARY

10, 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, 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	

SCHEDULE A: Applications with Recommendation

11/0716

Item No: 07

Date of Committee: 16/12/2011

Appn Ref No:
11/0716

Applicant:
Mr Paul Marshall

Parish:
Wetheral

Date of Receipt:
26/08/2011

Agent:
Hogg & Robinson (Design
Services) Limited

Ward:
Wetheral

Location:

Ardneil, Aglionby, Carlisle, CA4 8AQ

Proposal: Change Of Use Of Land To Domestic Garden; Erection Of General Purpose Building

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 scale and design are acceptable
2.2 Impact of the proposal on the living conditions of the occupiers of any neighbouring properties

3. Application Details

The Site

- 3.1 Members will recall that this application was deferred at the last committee so that a site visit could be undertaken.
- 3.2 The application site is owned by the occupiers of Ardneil, the residential property that lies directly to the south. The site lies immediately adjacent to the existing rear garden of Ardneil and to the rear of part of the front garden to this property. The residential property of Wyker House adjoins the site to the east and is separated from it by a solid timber fence. A timber building, which previously occupied the site, was demolished in 2000 but the concrete floor of this building remains in place. A field lies directly to the rear of Ardneil and this is owned by the applicant. A shed has recently been erected in part

of this field but this would be removed if permission is granted for the new building.

Background

- 3.3 The application was originally described as 'change of use of land from agricultural to domestic garden and erection of general purpose building. The proposal has now been modified to read 'change of use of land to domestic garden and erection of general purpose building'.
- 3.4 The application site was previously occupied by Aglionby Village Hall. Once the use of the hall ceased in 1953, the building was used as an agricultural building to house livestock. Following the construction of Ardneil, the building has been used for a number of purposes including for the keeping of horses, as a garage and for domestic storage. The building was demolished in 2000, due to its dangerous condition.

The Proposal

- 3.5 This application is seeking planning permission for the change of use of land to domestic garden and for the erection of a general purpose agricultural building on part of the site of the former village hall. The building would be used to store a range of agricultural machinery and domestic items, including a tractor, a rotavator, a ride on lawn mower, animal feed, garden furniture and general garden and household items. The new building would occupy approximately half of the site, with the remainder being retained as hardstanding. The building would measure 8.7m in length by 8.6m in width and would be constructed of dark green profile sheeting, with brown stained timber boarding to the front elevation. It would have a pitched roof, which would measure 3.3m to the eaves and 4.5m to the ridge. Four clear roofing sheets would be provided in both roofslopes to increase light into the building. Large doors, 3.4m in height, would be provided in the front and rear elevations of the building, which would provide access to the field to the rear and to the area of hardstanding, which is to be retained to the front of the building.
- 3.6 The building would be accessed via the neighbours driveway, over which the applicant claims to have a Right of Way. The neighbours dispute this claim. If it is deemed that the applicant has no vehicular right of way over the neighbours driveway, access could be accommodated through the front garden of the applicant's property. The provision of doors in both the front and rear elevations of the building would make this possible.

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. Five letters of objection have been received, which make the following points:
- access to the building would be over land owned by the occupiers of

Wyker House;

- the applicant's claim a right of way over land owned by Wyker House - the occupiers of Wyker House strongly dispute this claim.
- the access is unsafe, as vehicles can only reverse off the road;
- the building will be used to run the applicant's building business, which is to be transferred from Tameside;
- the proposal breaches all of the criteria of Policy CP6;
- the size and height of the proposed building is of an unacceptable scale - at 75 sq m it would be the largest outbuilding in Wetheral Parish;
- not convinced that a building of the size proposed is necessary;
- the proposed 4 car parking spaces would lead to an unacceptable increase in traffic and noise;
- the proposed building is visually intrusive and would be visible from the adjacent road and from neighbouring properties;
- the proposed materials are suitable for an industrial/ commercial building on an industrial estate and not a residential village;
- the proposed building is out of context with the rest of the village;
- the proposed building is contrary to criteria 1 of Policy CP5, regarding its height, scale and massing and by its use of inappropriate materials;
- when the village hall was built on the site it was open fields, with the only property in the vicinity being Wyker House, which was a working farm;
- all access to the village hall was on foot;
- the site has been derelict for at-least 12 years to the detriment of the occupiers of Wyker House, who were forced to erect a fence adjacent to the site.

5. Summary of Consultation Responses

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

Wetheral Parish Council: - should the application be approved, conditions should be placed on the permission to ensure that the building is solely used for domestic purposes and is not put to commercial use;

English Heritage - North West Region: - no comments;

Hadrian's Wall Heritage Limited: - comments awaited;

Northern Gas Networks: - no objections;

United Utilities: - no objections. A public sewer crosses the site and a 6m access strip (3m either side of the centre line of the sewer) is required by United Utilities.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies LE7, CP5 and CP6 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Whether The Scale And Design Are Acceptable

6.2 It is acknowledged that the building would be large, having a floor area of approximately 75 sq m and a ridge height of 4.5m. The applicant does, however, own a large field to the rear of Ardneil and the building would be used to store a range of agricultural items as well as domestic items. The size of the agricultural machinery has dictated the height of the building. A much larger building previously occupied the site and the concrete floor for this building remains in place. An existing storage building, which is located in part of the field to the rear of Ardneil, would be removed if permission is granted for this building. In light of the above, there is a justification for the proposed change of use of the land.

6.3 The building would be constructed of dark green profile sheeting, with the front elevation being clad in brown stained timber boarding. It would have a pitched roof, which would contain some clear sheeting to increase light within the building. The materials are acceptable for the building's proposed use. In light of the above, the scale and design of the proposal would be acceptable.

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

6.4 The building would lie adjacent to the rear garden of Wyker House and would be sited a minimum of 12m away from the rear elevation of this dwelling. It would measure 3.3m to the eaves and 4.5m to the ridge, with the ridge being located over 4m from the boundary with Wyker House. The building would be used to store agricultural machinery and equipment and for domestic storage and this would be controlled by condition. 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.

Conclusion

- 6.5 The scale and design of the proposal would be acceptable. It 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. In all aspects the proposal is 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. 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 22 August 2011;
2. Design & Access Statement, received 22 August 2011;
3. History of the previous building, received 22 August 2011;
4. Site Location Plan/ Block Plan/ Proposed Floor Plan & Elevations, received 22 August 2011 (Drawing No. 01A-M-A-300611);
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. The storage building hereby permitted shall not be used except for private and domestic purposes associated with Ardneil and for the storage of

agricultural machinery and implements and shall at no time be used for any commercial or business purposes whatsoever.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Within 1 month of the general purpose building hereby approved being completed the existing storage building located to the rear of the garden to Ardneil shall be removed from the site and the land restored to its previous use.

Reason: To protect the character of the area and to accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

Exterior interior walling to be substituted



Proposed Southeast Elevation

Exterior profile showing (Blackhouse Ltd)



Proposed Southwest Elevation

Exterior profile showing (Blackhouse Ltd)

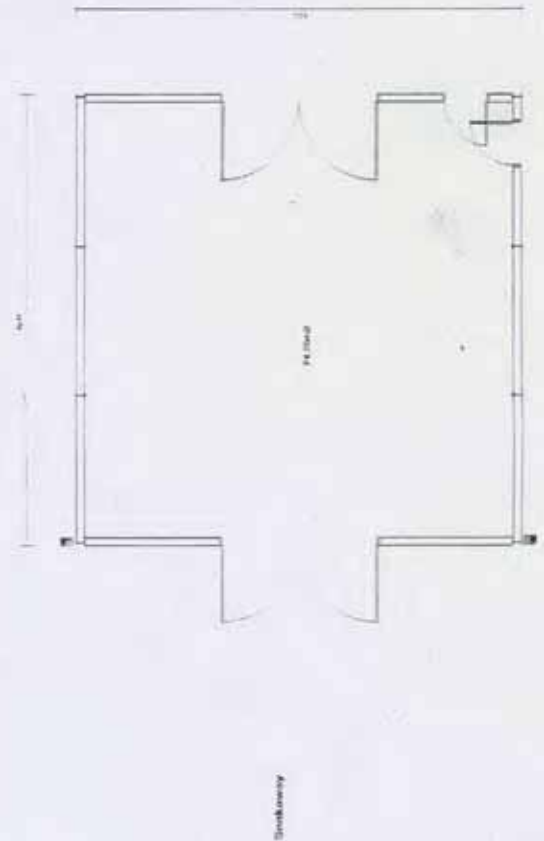


Proposed Rear Northwest Elevation

Exterior profile showing (Blackhouse Ltd)



Proposed Northeast Elevation



Stairway

1000

NOTE

Assorted garden furniture, benches, tables and chairs.
Agricultural machinery, rotavator, tractor and associated implements.
Animal feed
Lawn mowers, ride on plus push type.
General garden and household items.



Site location Map-Scotts 1:1250



Proposed floor plan Scale 1:500

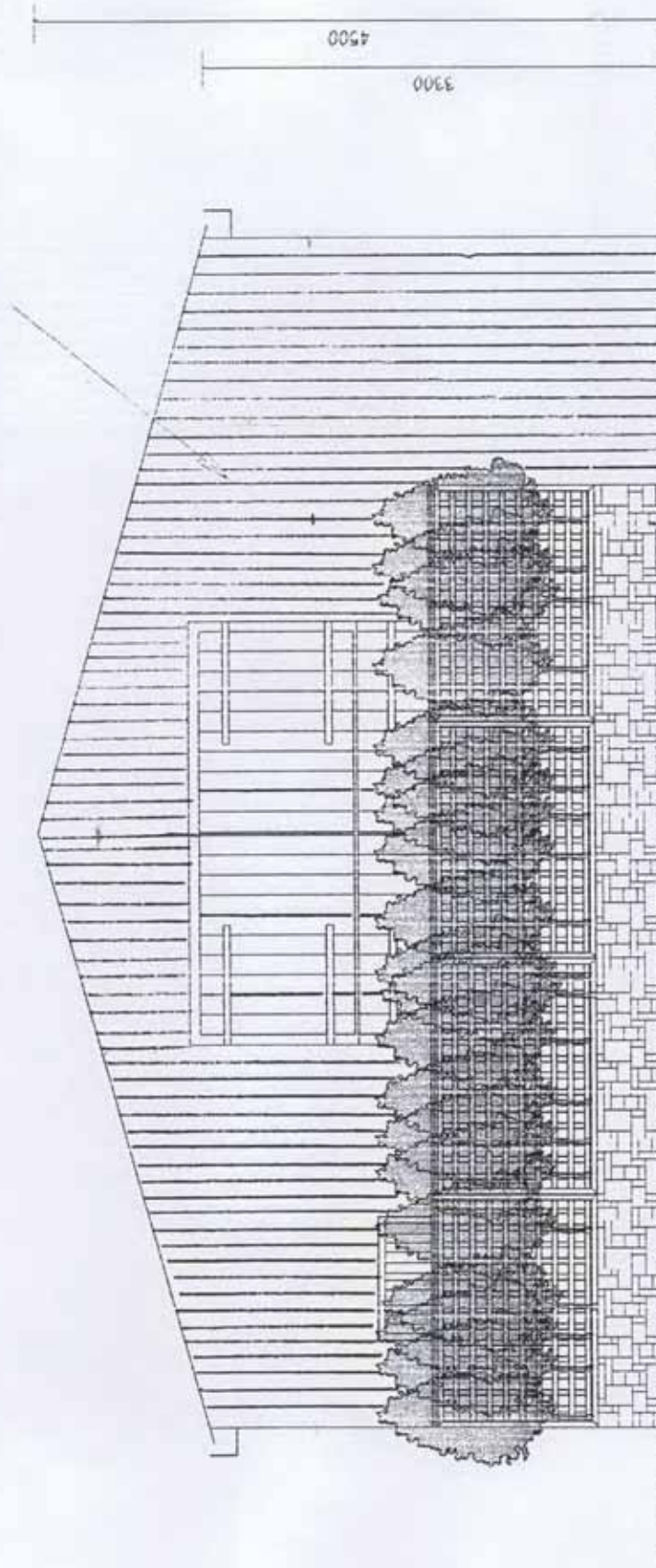
RECEIVED
25 JUL 2015

RECEIVED
27 AUG 2015
111 0 216

HOGG & ROBINSON BUILDERS LTD.
DESIGN SERVICES



Brown stained timber boarding to front ele



Existing garden wall, panel fencing and shrub screening

Proposed Southeast Elevation

(View taken from line marked on block plan)

PLANNING SERVICES	
REF	11/0716
19 SEP 2011	
RECORDED	KL
SCANNED	
PASSED TO	SD
ACTION	

ARDNEIL,
AGLIONBY,
CARLISLE.
CA4 8AC.

19th Sept. 2011.

F.A.O. Mr. Stephen Daniels,
Carlisle City Council,
Development Services,
Civic Centre,
CARLISLE
CA3 8AG.

Dear Mr. Daniels,

Application Ref. 11/0716.

I would like to respond to Mr. Dervin's letter dated 1st Sept. 2011
objecting to the above planning application.

1. He states that access to the building would be over land owned by him and his wife. We have right of way over this land "for all purposes and at all times". Mr. & Mrs. Dervin sent a solicitor's letter to us stating that we were trespassing by using our right of way. We employed Cartmell Shepherd, Solicitors, to check our deeds and they informed Mr. & Mrs. Dervin's Solicitor that we have right of way 'for all purposes and at all times'. (Total cost of this was £780.00)
2. No new walls were built, the walls were originally built by my Father in 1962/3. Paul took these existing walls down and rebuilt them in exactly the same position as before as they were in a dilapidated state.
3. Mr. Dervin states he has had no difficulties with neighbours. In March 1994 my Mother had difficulties with Mr. Dervin. He laid gravel on our land and was parking cars on this land. The shrubs Mr. Dervin mentioned was put in to stop him parking cars on our land.
4. Mr. Dervin states that Paul is going to build a workshop and transfer his building business from Ashton-u-Lyne. He states Paul informed him verbally about this. THIS IS AN ABSOLUTE LIE. Paul is retiring and selling all his business interests in Ashton-u-Lyne.

Yours faithfully,

P. L. Marshall
Paul Marshall

SCHEDULE A: Applications with Recommendation

11/0922

Item No: 08

Date of Committee: 16/12/2011

Appn Ref No:
11/0922

Applicant:
Carlisle City Council

Parish:
Carlisle

Date of Receipt:
21/10/2011 23:00:36

Agent:
Day Cummins Limited

Ward:
Currock

Location:

Land at Water Street, Carlisle, CA2 5AW

Proposal: Proposed Female And Family Accommodation Comprising 10No. Residential Units With Communal And Staff Facilities, Associated Parking, Vehicle Access and Landscaping

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether the the principle of development is acceptable.
- 2.2 Scale and design.
- 2.3 Whether development is appropriate within flood zone 3.
- 2.4 Traffic issues.
- 2.5 Public access.
- 2.6 Drainage issues/ green design.
- 2.7 Crime reduction.

3. Application Details

Introduction

- 3.1 This application seeks "Full Planning" permission for the construction of a female and family accommodation comprising ten residential units with communal and staff facilities, associated parking, vehicle access and landscaping on land at Water Street, Carlisle. The 0.205 hectare site is located within a Mixed Commercial Area as identified within the Proposals Map that forms part of the Carlisle District Local Plan 2001-2016.

- 3.2 The site lies on the corner of John Street and Robert Street to the south of the City Centre. The site is irregular in shape with a relatively flat topography and is currently used for the sale of second hand vehicles. It is bounded partly to the south-east by a row of vacant/ semi-derelict terraced dwellings with the remainder of the site enclosed by mesh fencing. There are commercial and retail units further to the north and west of the site.
- 3.3 The purpose of the proposed building is summarised in the applicant's Design and Access Statement which summarises the development as:
- "The project provides transitional and emergency residential accommodation for families and individual women who are either homeless or have had to leave home because of violence or abuse, along with staff and communal facilities. When complete, the Water Street project will replace Carlisle City Council's existing female and family accommodation in London Road."

Proposal

- 3.4 The main aspect of the two storey building would front Water Street with a single storey element returning along Robert Street. The front elevation would be contemporary in appearance; the building is proposed to be finished in facing brickwork incorporating narrow windows slits on the ground floor with larger windows above. The entrance would comprise of a brick column flanked on either by a glazed recessed panel separating it from the brick façade of the remaining part of the frontage. An access ramp would provide level access.
- 3.5 The single storey building would be adjacent to the entrance on the corner of Water Street and Robert Street and would be built from the same red/ brown facing brickwork as the main building. Three windows and two louvred windows would be incorporated into this façade.
- 3.6 The roofs would consist of curved dark grey standing seam insulated metal panels. Sections of the roof will be a "green roof" planted with a sedum. It will also incorporate thermal solar panels and photovoltaic panels.
- 3.7 Vehicular access would be to the rear and would provide three parking spaces accessible from the street. A further three spaces would be accessible only through security controlled access gates to the courtyard beyond. Permeable block paving would form the hard surface.
- 3.8 The main entrance to the building would be on the north-west elevation. The ground floor accommodation would provide five units of accommodation, staff accommodation, a living room, a kitchen, toilet facilities, meeting rooms and plant and storage rooms. A reception area and staff office would be accessed directly from the entrance.
- 3.9 On the first floor would be a further 5no. units of accommodation, multi use rooms, a training bathroom and additional storage and plant rooms.
- 3.10 To the rear would be an external seating area that would be landscaped that

would incorporate a path. Further to the rear would be the service area and three parking spaces. The site would be enclosed predominantly by a 2.4 metre high brick wall together with a pair of gates adjacent to the car park.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupier of sixteen of the neighbouring properties. No written or verbal representations have been received.

5. Summary of Consultation Responses

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

Environment Agency (N Area (+ Waste Disp)): - the Agency objects to the application in the absence of any evidence to demonstrate that the flood risk Sequential Test has been applied.

Planning Policy Statement 25 (PPS25) requires the Exception Test to be applied in the circumstances shown in tables D.1 and D.3. Paragraph D9 of PPS25 makes clear that all three elements of the Test must be passed for development to be permitted. Part (c) of the Test requires the applicant to demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall. Paragraph D13 requires that compliance with each part of the Exception Test is openly demonstrated.

The application site lies within Flood Zone 3a defined by Planning Policy Statement 25 as having a high probability of flooding. Development classified as more vulnerable is only appropriate in these areas following application of the Sequential Test and where the Exception Test has been applied in full and has been passed. In this instance no evidence has been provided on the Sequential or Exception Tests..

The Agency are aware that consultants are in the process of producing a Flood Risk Assessment which will focus on residual risk issues.

To overcome the objection, the Agency request that evidence is provided that the Sequential Test has been applied for this site and also provide a Flood Risk Assessment which satisfies part c of the Exception Test;

Cumbria Constabulary - North Area Community Safety Unit: - it is apparent from the submitted Design and Access Statement that the security of staff and residents has been considered as part of the design. Specific reference to this project achieving Secured by Design certification is made and the architects have consulted with this Cumbria Constabulary at pre-application stage. The Constabulary is satisfied that this application complies with Policy CP17 of the Local Plan;

Cumbria County Council - (Archaeological Services): - an archaeological desk-based assessment should be submitted prior to the determination of the application;

Local Environment - Environmental Protection: - no objection in principle; however, as the site is to be used for a sensitive development the PPG23 guidance requiring the applicant to provide with the application, sufficient information to determine the existence or otherwise of contamination and the nature and risks it may pose, should be followed.

The minimum requirement should be a report of a desk study and site reconnaissance (walk-over). Report where this indicates the need for further investigation, this should also be carried out and the information supplied;

Further information received on 25th November 2011 following assessment of the Desk Study raise no objection;

Access Officer, Economic Development: - the design and access statement has been noted and no objection has been raised subject to some amendments that are required by Building Regulations; and

Northern Gas Networks: - comments awaited.

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, CP9, CP10, CP11, CP15, CP16, CP17, EC2, LE7, LE27, LE29 and T1 of the Carlisle District Local Plan 2001-2016. It is considered that there are seven main planning issues raised by this proposal.

1. Whether The Principle Of Development Is Acceptable

- 6.2 The site is within a Mixed Commercial Area and Policy EC2 of the Carlisle District Local Plan 2001-2016 is appropriate. This policy recognises that no one land use predominates and allows for a variety of different planning uses as a consequence, including residential. The policy also sets out four criteria against which development proposals should be assessed. These state that the proposal's relationship with the surrounding highway network is satisfactory; access to the site is satisfactory; there is appropriate parking provision; and the scale of development is appropriate in relation to the site.
- 6.3 The policy allows for residential development provided that the development is appropriate with existing uses and that there would be no unacceptable loss of employment land. There are a variety of uses in the locality, including residential dwellings, and the proposal would be appropriate with these uses.
- 6.4 Compliance with the aforementioned criteria is discussed later in the report; however, the site is brown field land and is also immediately adjacent to existing commercial and residential uses. The principle of development of

such a facility on this site is acceptable.

2. Scale And Design

- 6.5 Development should be appropriate in terms of quality to that of the surrounding area and incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of town scape and landscape. This is reflected 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 making use of appropriate materials and detailing.
- 6.6 There is a diverse range and varying scale, design and materials of buildings in the locality. The appearance of the building would be distinctive in character and appearance involving a contemporary design with an appropriate use of materials; furthermore, the building incorporates modern materials that would assist in promoting the energy efficiency of the building. The building is striking in appearance and will provide definition to the frontage but would be reasonable in scale and well related to the surrounding buildings.
- 6.7 The design incorporates different materials and variation in the footprint of the building, such a recessed glazed panels. Furthermore, the single storey building would be set back from the main building so that there would be variation and interest to the details of the building and would not be obtrusive or detrimental to the character of the area.

3. Whether Development Is Appropriate Within Flood Zone 3

- 6.8 The site is within Flood Zones 2 and 3 and therefore, there is a relatively high potential for flooding to occur on the site in the future. Clearly, this will be mitigated to an extent by the flood alleviation scheme but nonetheless, the issue of flooding has to be addressed. In particular, the proposal needs to address the potential scenario that may occur in the event that the flood defences are breached.
- 6.9 Policy LE27 of the Local Plan requires that development proposals within an identified flood risk area be accompanied by a flood risk assessment (FRA) and subject to the consideration against the specified policy criteria. The flooding issues are discussed in the applicant's Design and Access Statement and states that potential flood resistance / resilience measures include:
- Proposed ground floor level is proposed at 16.10m AOD, typically 650-700mm higher than the existing road surface level in Water Street;
 - Resilient construction proposed for the ground floor storey;
 - Selection of water-resistant materials where appropriate to minimise impact should flooding occur and assist recovery afterwards;
 - Electrical equipment and plant at higher level and fed from above;
 - Electrical socket outlets installed at higher level in ground floor areas;
 - Sealed ducts at service entry points;
 - Subfloor ventilation by auto-closing airbricks;

- Flood valves to drainage;
 - Channels incorporated at external door reveals for fitting of flood resistant inserts, with management policy for maintenance and storage; and
 - Window sill levels well above floor level.
- 6.10 Within Flood Zone 3, the proposed development is classed as ‘more vulnerable’ within the definition of PPS25 “Development and Flood Risk” and this requires that the site is sequentially assessed.
- 6.11 Application of the Sequential Test aims to steer all development towards areas of lowest risk; however, PPS25 acknowledges that in some circumstances it may not be possible to locate development in areas of low or appropriate (considering development vulnerability) flood risk or that there may be other valid reasons for a development to take place within the area liable to flooding. In these circumstances, it is necessary to clearly demonstrate that the benefits for development of a site outweigh the flood risks to the development and its occupants. Officers undertook a Sequential Test and the development failed, resulting in the need to apply the Exception Test.
- 6.12 The Exception Test should be applied where the Sequential Test alone cannot deliver acceptable sites, and where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight and the need for essential civil infrastructure to remain operational during floods.
- 6.13 The Exception Test is an additional test to be applied by decision-makers following application of the Sequential Test. The Exception Test is a series of three criteria as shown below, all of which must be satisfied for development in a flood risk area to be considered acceptable. For the Exception Test to be passed:
- a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment (SFRA);
 - b) the development should be on developable previously developed land or, if not, it must be demonstrated there is no such alternative land available; and
 - c) an FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 6.14 All three parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.
- 6.15 The Environment Agency has objected on the basis that the Exception Test has not been applied. The Exception Test has subsequently been applied. The Test advises that the facility will provide wider sustainability benefits to the community that outweigh flood risk; and that the brownfield site is suitable for redevelopment. A conclusion on the third criteria, namely as to whether the development will be safe, without increasing flood risk elsewhere, and,

where possible, reducing flood risk overall needs to be demonstrated by the FRA. As a result, until the FRA is received, the proposal fails the Exception Test.

- 6.16 The Council has been awaiting the final version of the SFRA which has now been received. This document will feed into the FRA process and will influence its conclusions. It is anticipated that this process should be complete prior to the Committee meeting where an update will be provided to Members together with a further response from the Environment Agency.

4. Traffic Issues

- 6.17 Policy T1 of the Local Plan requires that there is sufficient parking provision within the site for the relevant development. The level of parking provision within the site will be for six car parking spaces.
- 6.18 The site is well related to the existing highway network and is in a location that is accessible by other modes of transport, including public transport. Specific on-site parking provision will be created which is acceptable and the principle of development does not conflict with current policy guidance. The Highway Authority has raised no objection subject to the imposition of conditions

5. Public Access

- 6.19 The design and layout of the building is required to be designed to meet the highest standards of accessibility and inclusion for all potential users regardless of disability, age or gender in accordance with the objectives of Policy CP15 of the Local Plan. Although the building would be two storeys in part, the development will also incorporate automatic entrance doors and level access. The Council's Access Officer has no objection to the scheme subject to comments about minor amendments that would deal with access issues. The revised drawings should deal with these issues and further comments are awaited.

6. Drainage Issues/ Green Design

- 6.20 The design of the building takes into account energy efficiency and this would be achieved through the incorporation of local materials, a "green roof", low energy environmental design utilising solar panels and photovoltaic panels. Likewise, in accordance with the City Council's aspiration to reduce its carbon footprint, the development will incorporate a variety of energy saving measures to become more efficient, that will also be in accordance with current planning policy.
- 6.21 The site is currently occupied by a large area of hardstanding, the proposed building aims to reduce the amount of surface water run-off that would discharge into the water network which would reduce the pressure on the infrastructure within the City, through the use of permeable paving.

7. Crime Reduction

- 6.22 The need for this facility can be deemed as a material consideration. Section 17 of the Crime and Disorder Act 1998 promotes the practice of partnership working and states:

"Without prejudice to any other obligations imposed upon it, it shall be the duty of each authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all it reasonably can to prevent crime and disorder in its area."

- 6.23 It is acknowledged that fear of crime can form the basis of a reason for refusal; however, the City Council has a statutory responsibility to provide emergency accommodation and in this regard Section 17 is relevant.
- 6.24 The applicant has highlighted both physical security features together with the management of the site. Cumbria Constabulary has raised no objection to this proposal and on this basis, the development is acceptable.

Conclusion

- 6.25 In overall terms, the female and family accommodation facility represents an appropriate use of a brown field site within the boundaries of the urban area. The principle of development within the site is considered to be acceptable and the building would be contemporary but well related to the existing buildings and would not result in any harm to the visual amenity of the area. The design and siting of the building will allow the Council to fulfil a statutory function to be provided in a purpose built, energy efficient and DDA compliant building. The fenestration and the use of materials are appropriate. Subject to the satisfactory completion of the Exception Test and no objection being raised by the Environment Agency, in all aspects the proposal is in accordance with current Local Plan policies.

7. Planning History

- 7.1 Planning permission was granted in 2005 for the change of use of temporary car park to motor vehicle sales.
- 7.2 In 2009, consent was granted for the continuation of the use of the temporary car park for motor vehicle sales.

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 21st October 2011;
 2. the Site Plan received 21st October 2011 (Drawing no. 001);
 3. the Proposed Site Plan/ Block Plan received 30th November 2011 (Drawing no. 03 Rev A);
 4. the Proposed Floor Plans received 30th November 2011 (Drawing no. 04 Rev A);
 5. the Proposed Elevations received 30th November 2011 (Drawing no. 05 Rev A);
 6. the Design and Access Statement received 29th November 2011;
 7. the Phase 1 Desk Study written by Meridian Geoscience Ltd received on 24th October 2011;
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. No development hereby approved by this permission shall be commenced 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 then be undertaken in accordance with the approved details.

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

4. No development hereby approved by this permission shall be commenced until particulars of height, materials and coping detail of all screen walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

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

5. No development hereby approved by this permission shall be commenced until have been 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. The development shall then be undertaken in accordance with the approved details.

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

6. No development hereby approved by this permission shall take place until details of a landscaping scheme have been submitted to and approved in

writing by the Local Planning Authority.

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

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No development hereby approved by this permission shall be commenced until details of the Sustainable Urban Drainage system has been submitted to and approved in writing by the Local Planning Authority. These details should include the type of SUDS; hydraulic design details/calculations; pollution prevention and water quality treatment measures together with details of pollutant removal capacity; operation, maintenance and adoption details; and any details related to the attenuated release of water from the site including any measure for the re-use of greywater. The development shall then be undertaken in accordance with the approved details.

Reason: In order to ensure that surface water run-off is not unacceptably increased by the development in accordance with the objectives of Policy CP10 of the Carlisle District Local Plan 2001-2016.

9. New ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise possible danger to other highway users. To support Local Transport Plan Policies LD7 and LD8.

10. The submitted details showing the provision within the site for the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors, shall be kept available for those purpose for as long as the Use continues and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a minimum standard of parking provision is made within the site for vehicles visiting the site and to support Local

Transport Plan Policies LD7 and LD8.

11. The whole of the access/ parking bays area bounded by the kerb of South John St., the entrance gates/ wall, shall be constructed and drained in accordance with the details that have been submitted to and agreed in writing by the Local Planning Authority.

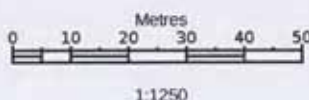
Reason: In the interests of road safety. To support Local Transport Plan Policies LD5, LD7 and LD8.



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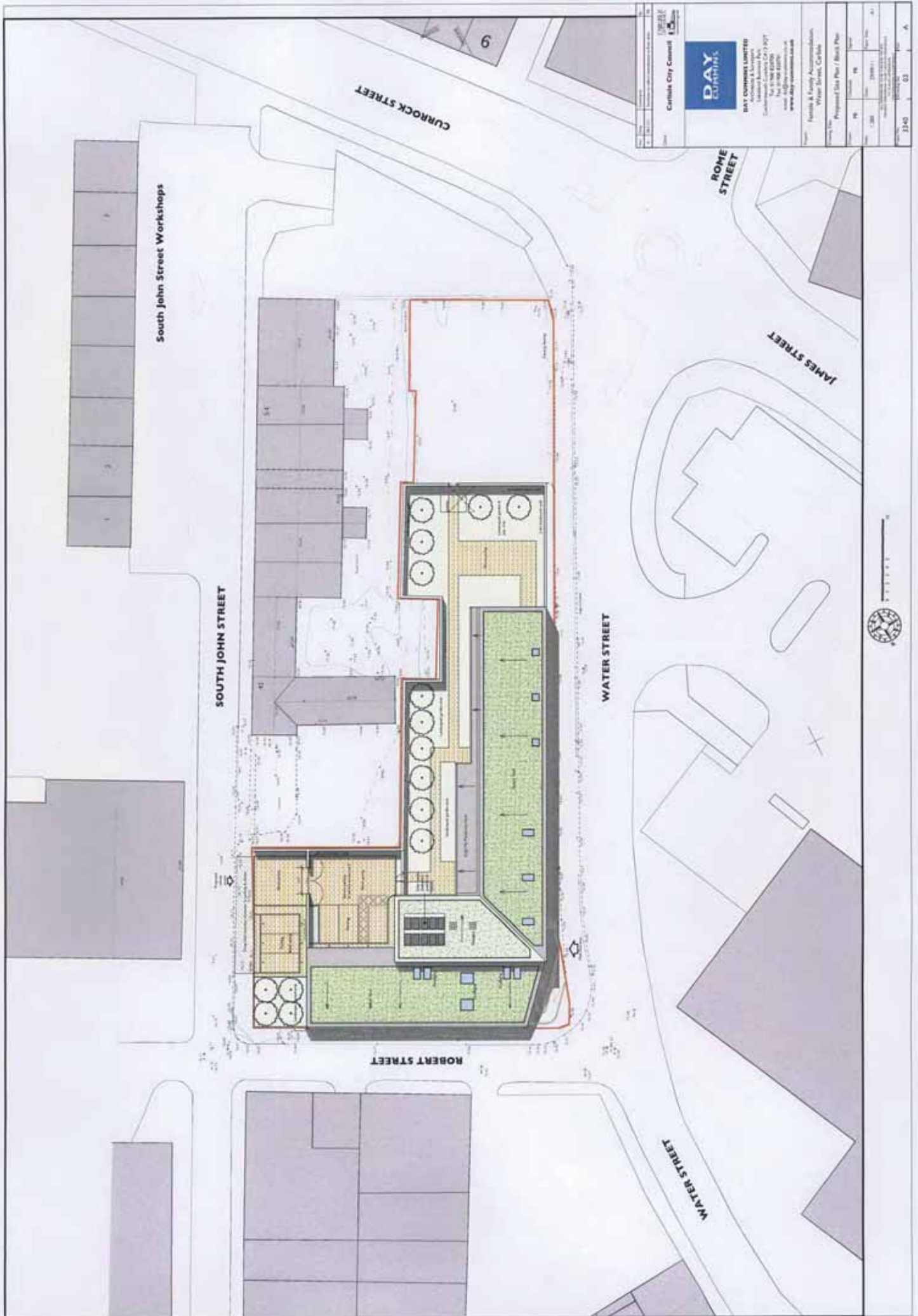
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Supplied by: **Stanfords**
Reference: OI325975
Centre coordinates: 340244 555270



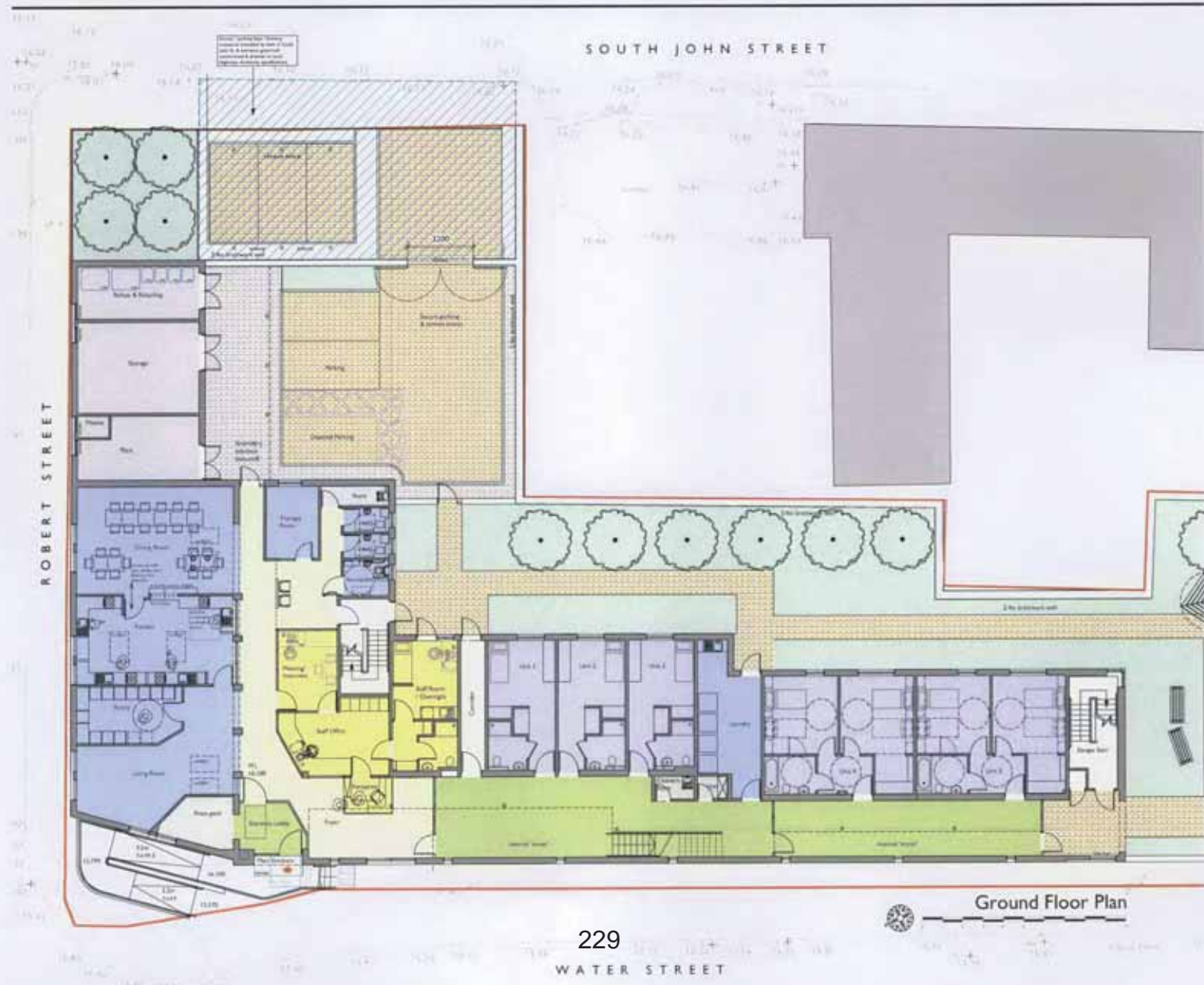
ANGUS BUSINESS PARK
WATER STREET
CARLISLE
CA2 5AW





Client	Carlisle City Council	Project	Carlisle City Council
Drawn	DAY CUPPING	Scale	1:100
DAY CUPPING LIMITED Architects & Surveyors Lakeside Business Park Carlisle Road, Carlisle, Cumbria, CA1 1QT Tel: 01900 820700 Fax: 01900 820701 Email: info@daycupping.co.uk www.daycupping.co.uk			
Details: Female & Family Accommodation, Water Street, Carlisle Drawing Title: Proposed Floor Plans			
Sheet	01	Sheet	02
Scale	1:100	Scale	1:100
Drawn	DAY CUPPING	Drawn	DAY CUPPING
Check	DAY CUPPING	Check	DAY CUPPING
Rev	01	Rev	01
Rev	02	Rev	02
Rev	03	Rev	03
Rev	04	Rev	04
Rev	05	Rev	05
Rev	06	Rev	06
Rev	07	Rev	07
Rev	08	Rev	08
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Rev	97	Rev	97
Rev	98	Rev	98
Rev	99	Rev	99
Rev	100	Rev	100

First Floor Plan



Ground Floor Plan

SCHEDULE A: Applications with Recommendation

11/0941

Item No: 09

Date of Committee: 16/12/2011

Appn Ref No:
11/0941

Applicant:
Mr & Mrs Barker

Parish:
Wetheral

Date of Receipt:
28/10/2011

Agent:
Jock Gordon

Ward:
Wetheral

Location:

11 Holme Fauld, Scotby, Carlisle, Cumbria, CA4
8BL

Proposal: Raising Of Existing Roof, Erection Of Two Storey Extension Together With Internal Reconfiguration To Provide: Study; Dining Room; Hall; Living Room; Kitchen/Family Room; w.c.; Utility; Store And Garage With 2no. En-Suite Bedrooms; 1no. Bedroom, Gallery And Bathroom Above

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Impact of the proposal on the living conditions of neighbouring residents.
- 2.2 Whether the proposal is appropriate to the dwelling.
- 2.3 Impact of the proposal on biodiversity.
- 2.4 Impact of the proposal on highway safety.
- 2.5 Other matters

3. Application Details

The Site

- 3.1 Number 11 Holme Fauld is located in a cul-de-sac on the north west periphery of the settlement boundary of Scotby. The single storey detached property is finished in facing brickwork and render under a slate roof. The dwelling is located within a large curtilage the boundaries of which consist of a mixture of wooden fences and hedges ranging in height from between 1.2 metres and 2 metres. Along its north western and eastern boundaries are single storey detached dwellings, numbers 13 and 9 Holme Fauld

respectively, with open countryside to the south east and west.

The Proposal

- 3.2 The accommodation provided by the dwelling currently comprises of a kitchen, living room, bathroom, 3no. bedrooms with an attached garage and sunroom. The proposal seeks to demolish the single storey garage and sunroom and replace it with a two storey 'wrap around' extension to its north and west elevations. The proposal also seeks to raise the ridge height to provide additional living accommodation in the resulting roof space. Due to the topography of the land which runs down from east to west and north to south the resultant ridge height would vary between 7.9 metres and 8.3 metres.
- 3.3 The proposed accommodation would consist of a study, dining room, hall, living room, kitchen/family room, w.c. utility, garage and store with 2no. ensuite bedrooms, 1no. bedroom, gallery and bathroom above.
- 3.4 The submitted drawings also illustrate a conservatory; however, this does not form part of the application as it is classed as Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of three neighbouring properties. In response, the occupiers of four properties have raised objections.
- 4.2 The e-mails/letters identifies the following issues:
1. the application description is misleading;
 2. questions the dimensions of the conservatory and whether it falls within permitted development limits;
 3. unreasonable overlooking and loss of privacy;
 4. loss of daylight;
 5. overdominance of adjacent properties;
 6. increase in on-street parking.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objection as the proposed development provides an adequate in-curtilage parking facility;
Wetheral Parish Council: - 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 CP2, CP5, H11 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 6.2 The occupiers of the adjacent property together with other residents have objected on the basis of overdominance. It is noted that the proposed two storey gabled extension would replace an existing flat roofed single storey garage with attached sun room (albeit with a larger footprint) along its shared boundary with 13 Holme Fauld. The remainder of the dwelling, separated by a wooden fence ranging in height between 1 metre and 1.8 metres, is located 7.5 metres to the south. In mitigation however; any impact that the proposal may have would be lessened due to the orientation of the property together with the topography of the land which results in the adjacent property, 13 Holme Fauld, located at a higher level than its neighbour. Given the foregoing, the proposal would not have such a significant detrimental impact in respect of overdominance or loss of light to warrant a refusal of the application.
- 6.3 Several neighbouring residents have also raised objections to the proposal in respect of increased overlooking. It is acknowledged that the proposal does include additional first floor windows in its eastern elevation and 2no. dormer windows in its western elevation, all of which would serve bedrooms. When assessing the application it is evident that the dormer windows would overlook open countryside whilst the window in the eastern elevation would be located in excess of 40 metres from the two storey semi-detached properties directly opposite (numbers 17 and 19 Holme Fauld). The proposal also includes the insertion of 8no. rooflights which would serve either the stairwell, 1st floor bathrooms or be secondary bedroom windows. As such, the proposal would not have a significant detrimental impact on the living conditions of adjacent residents through adverse overlooking.
2. Whether The Proposal Is Appropriate To The Dwelling
- 6.4 Policy CP5 and Policy H11 seek to ensure that extensions are of an appropriate scale and do not dominate the original dwelling. Supplementary Planning Document "Achieving Well Designed Housing" reiterates these objectives whilst acknowledging that extensions will alter the original design of a building, changing the balance and proportion of existing features. Highlighting that extensions can add interest to otherwise bland elevations and can be so designed to complement the existing architecture without copying the existing.
- 6.5 The application seeks to raise the roof to provide accommodation in the resultant roof space together with a two storey extension. The applicant is

intending to use materials to match the existing dwelling. It is acknowledged that the proposal would enlarge the property and affect the appearance of the property; however, the proposal is not excessive and would not dominate the original dwelling or detract from the character or appearance of the streetscene. The design and use of materials are also appropriate in relation to the existing property.

3. Impact Of The Proposal On Biodiversity

- 6.6 The Councils GIS Layer has identified that the site has the potential for breeding birds to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling with minimum disturbance to vegetation, the development would not harm a protected species or their habitat. However, an Informative will be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

4. Impact Of The Proposal On Highway Safety

- 6.7 Several occupiers of neighbouring properties have raised objections in respect of highway safety and have provided photographs of existing parking problems. Members should be aware however, that the proposal seeks approval for the erection of a new garage with additional parking on its drive.
- 6.8 Following normal practice consultation has been undertaken with the Highways Authority. The Highways Authority do not object to the proposal as the existing driveway provides an adequate in-curtilage parking facility.
- 6.9 The local resident's concerns regarding highway safety and parking problems are noted. Given that the Highways Authority do not share these concerns it is the Officers view that a refusal of the application on this basis could not be substantiated.

5. Other Matters

- 6.10 The occupiers of 9 Holme Fould have also raised objections to the erection of a raised conservatory on the south east elevation. The views of the adjacent occupiers are respected; however, based on the submitted drawings the conservatory is Permitted Development under Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995. As such the conservatory does not form part of the application.

Conclusion

- 6.11 In overall terms, the proposal does not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking and unreasonable loss of daylight or sunlight. The scale and design of the proposal is considered acceptable in relation to the dwelling and its substantial curtilage. The proposal would not have a detrimental impact on highway safety or biodiversity. In all aspects the proposal is considered to be compliant with the objectives of the relevant adopted Development Plan

policies.

7. Planning History

- 7.1 There is no relevant planning history.

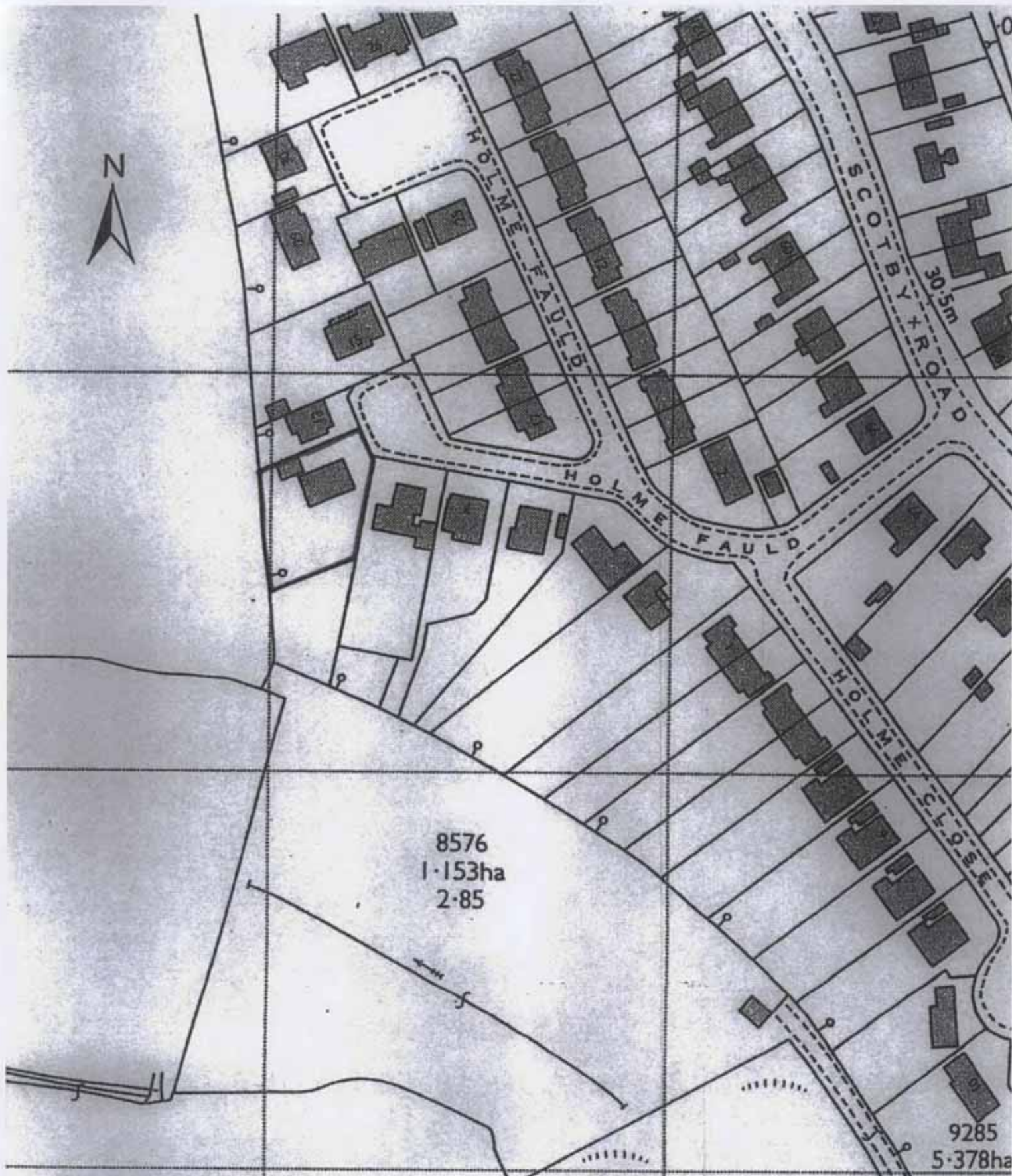
8. Recommendation: Grant Permission

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 received 28th October 2011;
 2. the location plan received 28th October 2011 (Drawing Number 2009/1);
 3. the site plan received 28th October 2011 (Drawing Number 2009/2);
 4. the existing floor plan received 28th October 2011 (Drawing Number 2009/3);
 5. the existing elevations received 28th October 2011 (Drawing Number 2009/4);
 6. the proposed floor plans received 10th November 2011 (Drawing Number 2009/5A);
 7. the proposed elevations received 28th October 2011 (Drawing Number 2009/6);
 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.



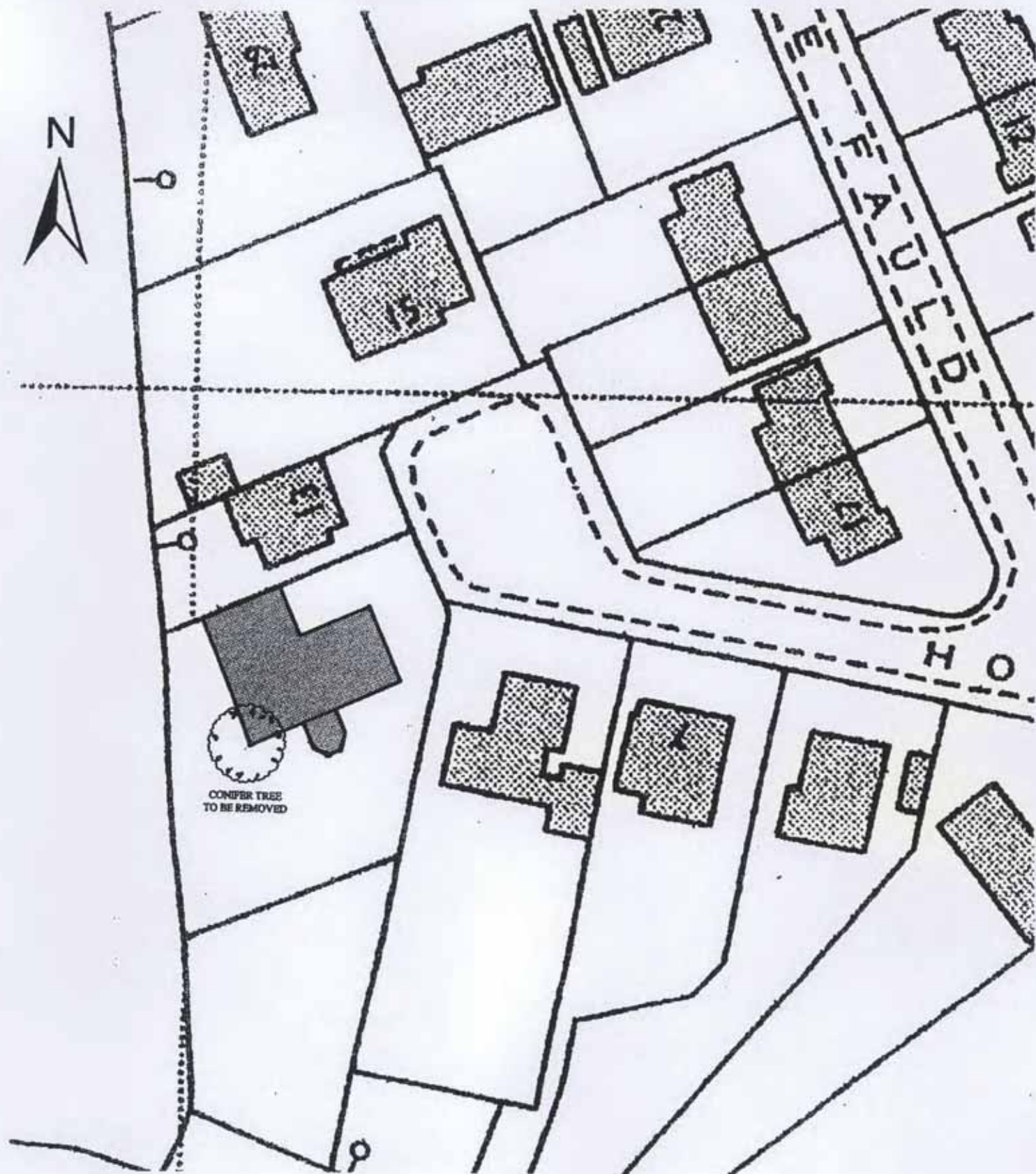
PROPOSED EXTENSIONS - 11 HOLME FAULT - SCOTBY

DRG. NO. 2009/1

LOCATION PLAN

RECEIVED
28 OCT 2011
236 11/0941

SCALE : 1-1250



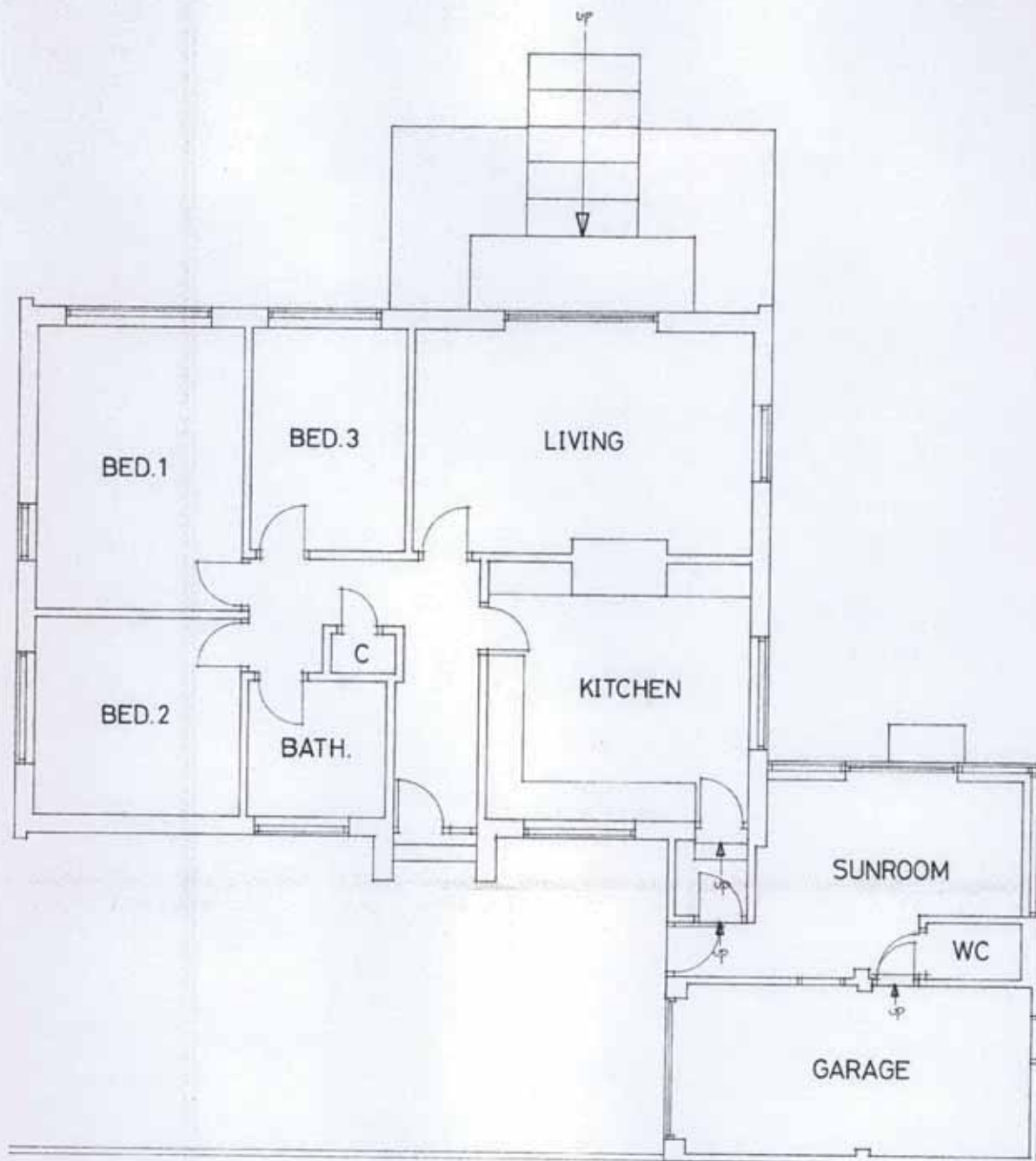
PROPOSED EXTENSIONS - 11 HOLME FAULD - SCOTBY

DRG. NO. 2009/2

SITE PLAN

11/0941

SCALE : 1-500



11/09/11

AS EXISTING FLOOR PLAN

PROPOSED EXTENSIONS
11 HOLME FAULD – SCOTBY

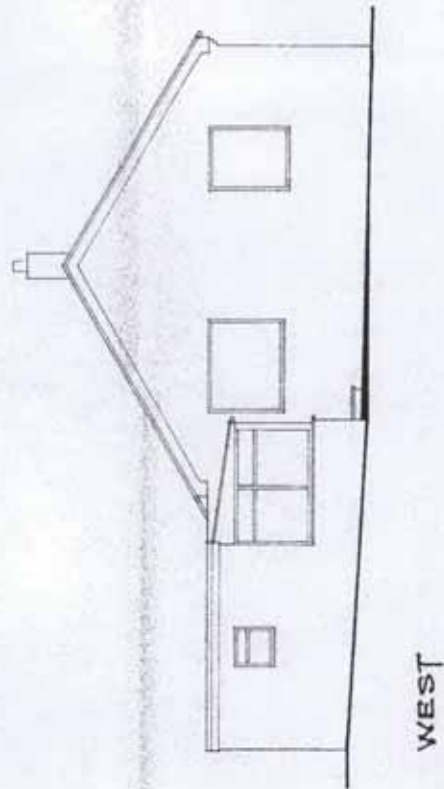
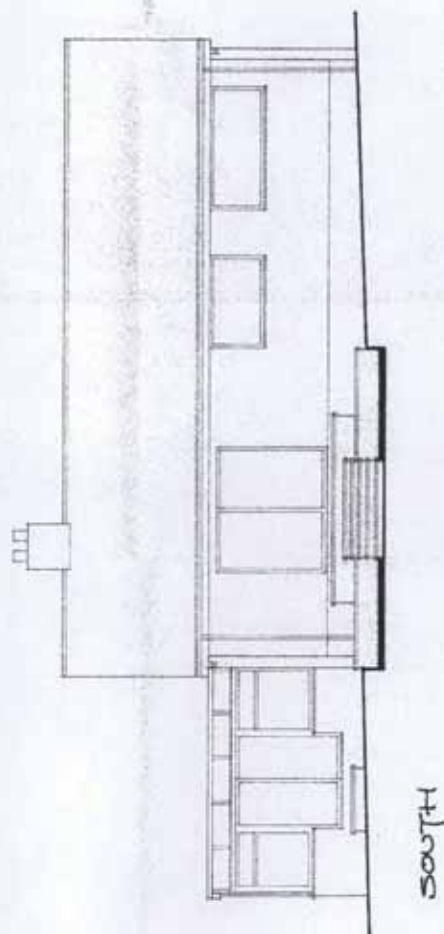
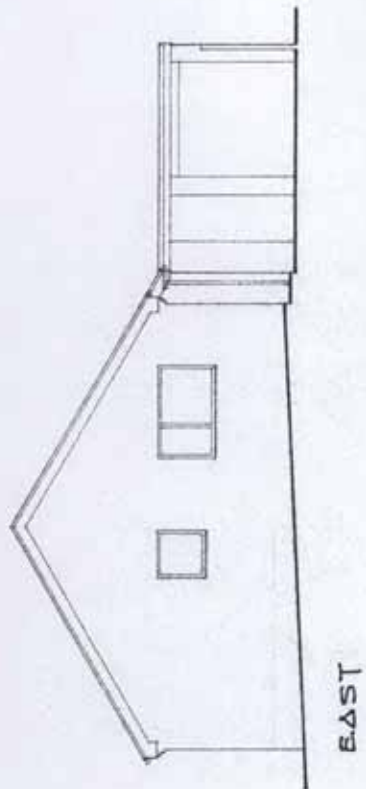
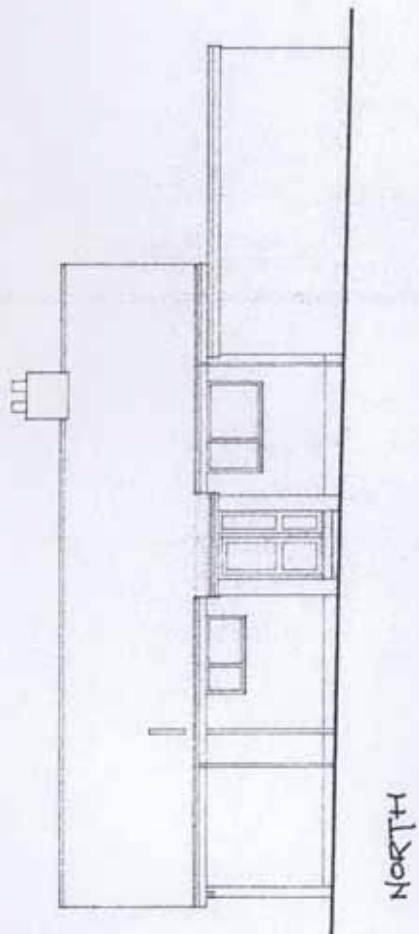
DRG. No. 2009/3

SCALE: 1-50

DATE: JUNE 2011

**JOCK GORDON
ARCHITECTURAL SERVICES**

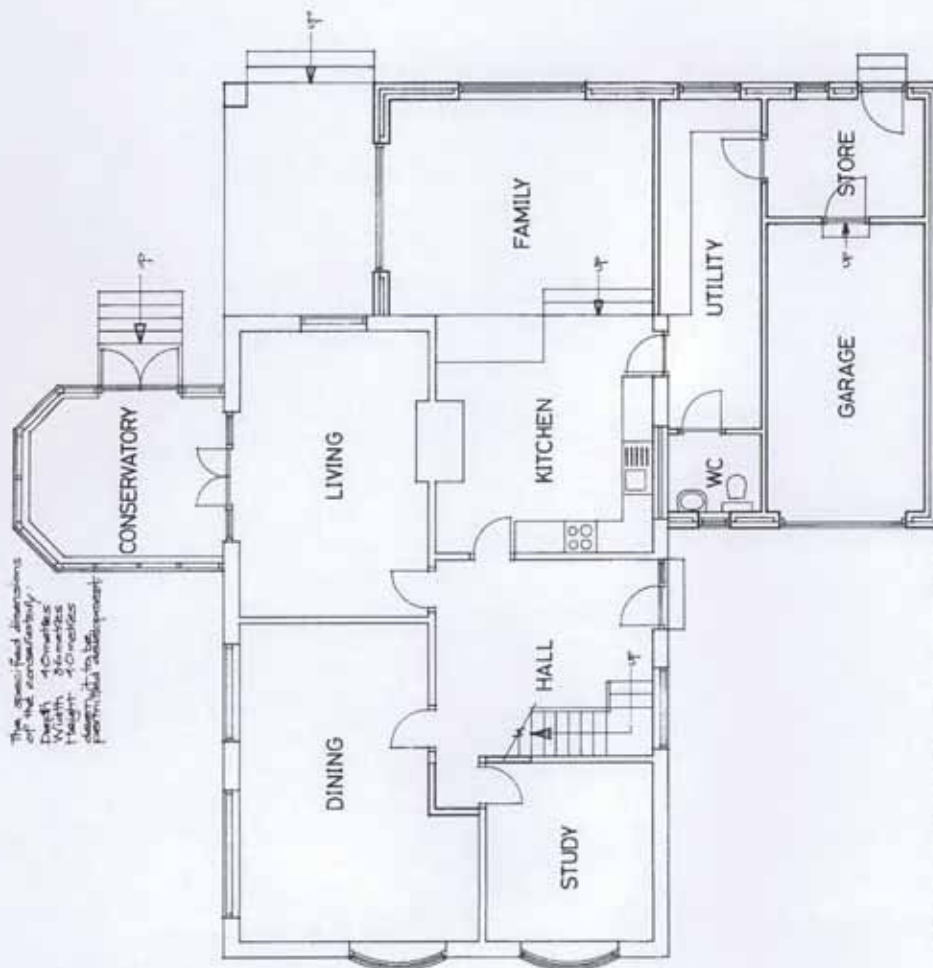
47 SCOTLAND ROAD
CARLISLE CA3 9HS
Tel: 01228 543289



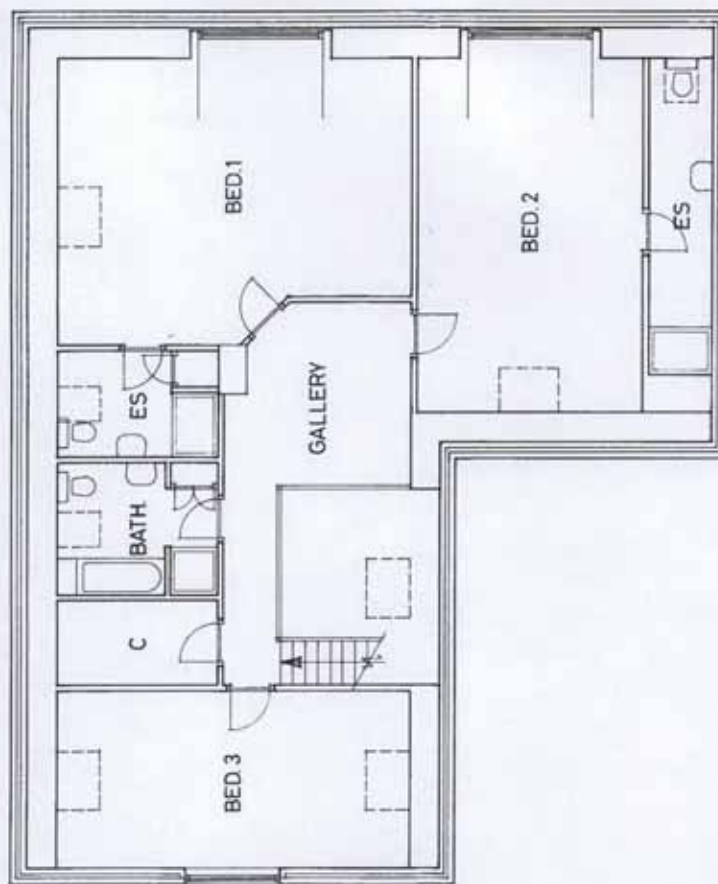
AS EXISTING ELEVATIONS

PROPOSED EXTENSIONS 11 HOLME FAULD - SCOTBY	
DRG. No. 2009/4 SCALE 1-50 DATE JUNE 2011	JOCK GORDON ARCHITECTURAL SERVICES 47 SCOTLAND ROAD CARLISLE CA3 9AB TEL 01207 540079

The specified dimensions of the conservatory:
Depth 4.0metres
Width 3.0metres
Height 4.0metres
Floor will be tiled



GROUND FLOOR



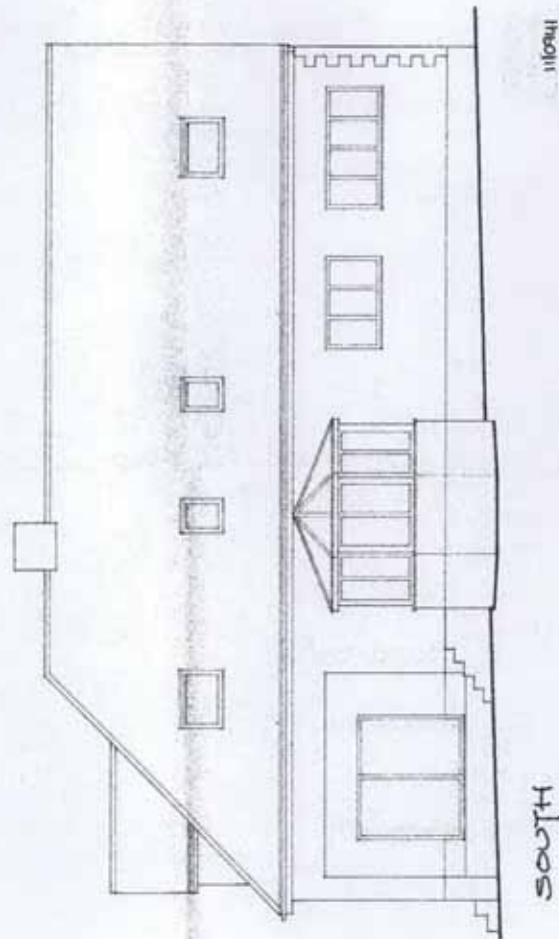
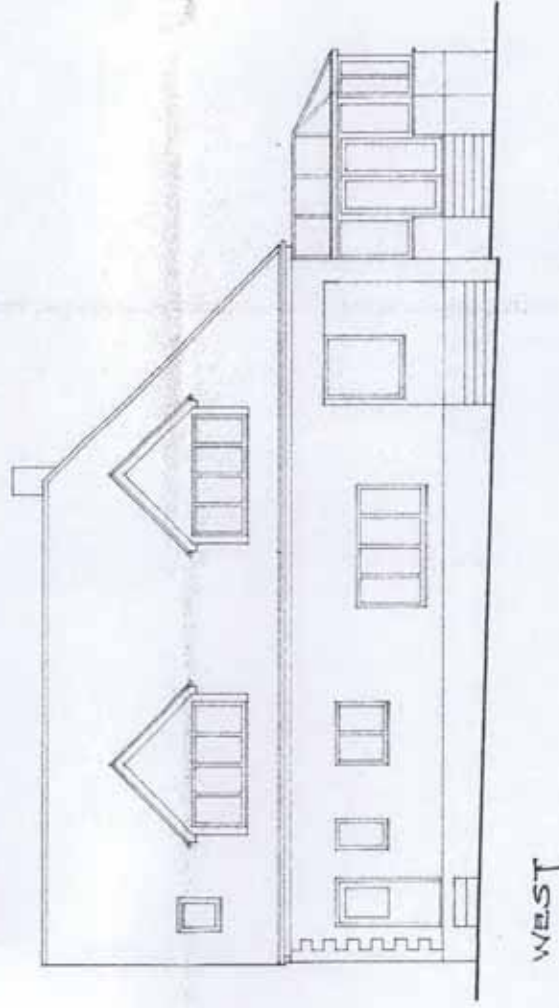
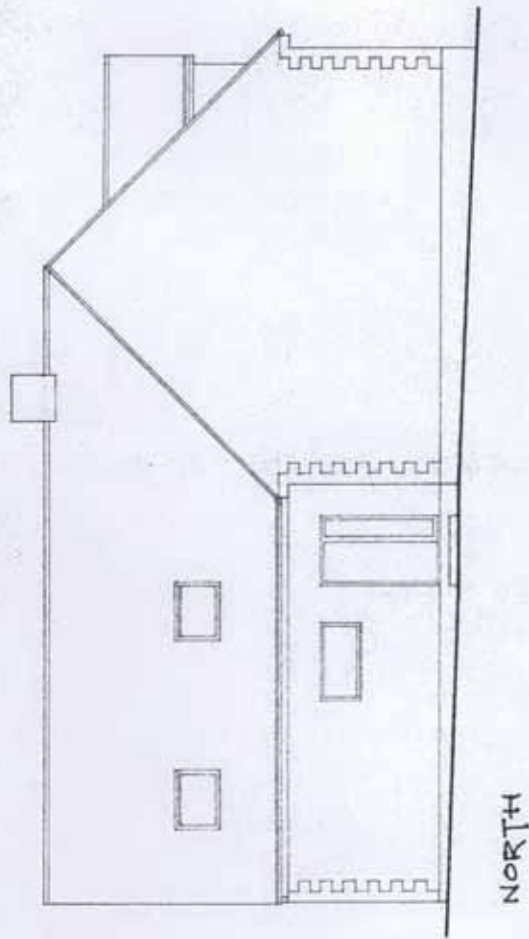
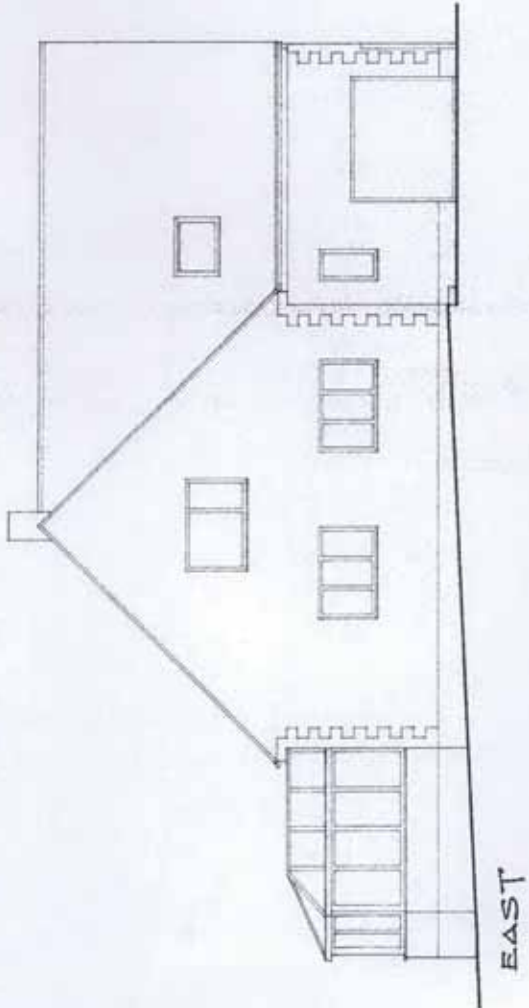
FIRST FLOOR

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2011/06/01

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AS PROPOSED FLOOR PLANS

PROPOSED EXTENSIONS 11 HOLME FAULD - SCOTBY	
DRG. No. 2009/5A SCALE: 1:50 DATE: JUNE 2011	JOCK GORDON ARCHITECTURAL SERVICES 47 SCOTLAND ROAD CARLUKE CA3 0H6 Tel 01293 643293



11/09/11

AS PROPOSED ELEVATIONS

PROPOSED EXTENSIONS 11 HOLME FAULD - SCOTBY	
DIRG. No. 2009/6 SCALE: 1-50 DATE: JUNE 2011	JOCKY GORDON ARCHITECTURAL SERVICES 417 SCOTLAND ROAD CARLISLE CA3 9H Tel: 01206 543205

SCHEDULE A: Applications with Recommendation

11/0955

Item No: 10

Date of Committee: 16/12/2011

Appn Ref No:
11/0955

Applicant:
Mr D Jackson

Parish:
Brampton

Date of Receipt:
02/11/2011

Agent:
TSF Developments Ltd

Ward:
Brampton

Location:

The White House, Main Street, Brampton, Cumbria,
CA8 1SB

Proposal: Levelling Of Terraced Garden; Erection Of Retaining Wall Together With
Timber Panelled Fencing Above And Additional Landscaping
(Retrospective Application)

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether the development is appropriate to the character and appearance of the Brampton Conservation Area.
- 2.2 The impact of the proposal on the living conditions of neighbouring residents.

3. Application Details

The Site

- 3.1 This application seeks retrospective planning permission for the levelling of a terraced garden together with the formation of a retaining wall with a timber panelled fence above and additional landscaping at The White House, Main Street, Brampton.
- 3.2 The site is located within Brampton and is adjacent to one of the main thoroughfares through the town. The property, a two semi detached building, is set back from the highway and is significantly elevated above the adjacent pavement. The site is bounded along the boundary by a stone wall with metal railings above. There are residential properties either side of the

application site with a row of terraced properties directly opposite.

The Proposal

- 3.3 The site previously comprised of a terraced garden to the front and side and was landscaped with semi-mature trees and shrubs. The applicant has levelled the front garden with some of the excavated material from the side garden. In order to withhold this earth, a retaining wall was constructed from block work and has subsequently been rendered. The wall measures 1.4 metres in height and is approximately 2.9 metres above the height of the pavement and extends across the full width of the site, a distance of approximately 23.5 metres.
- 3.4 The wall extends 8.5 metres into the site adjacent to the driveway. Immediately adjacent and within the site, a 1.8 metre high bow top panel fence has been constructed. This follows the route of the wall and provides an additional area of enclosure along the western boundary, adjacent to the access to Manor Gardens.
- 3.5 Between the boundary wall and the retaining wall is an area of land that measures 1.3 metres in width. The applicant proposes to landscape this area to screen the retaining wall and fence.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of sixteen of the neighbouring properties. Four letters of objection have been received and the issues raised are as follows:
1. the design and position of the fence is out of character with the surrounding area. The fence is a dominant feature in Main Street with a negative visual appeal;
 2. the White House is a significant building in Brampton's history and should not be hidden from general view by inappropriate screening;
 3. the work is retrospective and if the owner wanted more privacy he should have approached the Planning Department. Prosecution should be undertaken against the owner and it is up to the Council to enforce the regulations when they have been deliberately flouted;
 4. the fence should be painted green as well as landscaping in front of the fence; and
 5. the wall and fence is all that the occupiers of neighbouring properties look out onto.
- 4.2 Seven letters of support have been received which raise the following issues:
1. this is a more practical and safe space for a young family;
 2. people should be allowed to do as they wish on their own gardens behind the privacy of a wall;
 3. the garden looks much better than the overgrown mess it previously was and has made the external appearance of the property much more

- pleasing;
- 4. the development greatly improves the appearance of the town as some parts look run down; and
- 5. the work is an improvement and is in keeping with the house and is to a high standard.

5. Summary of Consultation Responses

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

Brampton Parish Council: - no comment; and

Carlisle Airport: - comments awaited.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6 and LE19 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
 - 1. Whether the development is appropriate to the character and appearance of the Brampton Conservation Area.
- 6.2 The property is located within the Brampton Conservation Area. Planning policies require that development proposals should 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 views into or out of such areas.
- 6.3 The applicant argues that the terraced garden was levelled to create a useable garden area. Consequently, the retaining wall is required to withhold the soil and the fence provides privacy and prohibits anyone, especially his children, from falling over the retaining wall. This is also reiterated in the support that has been received from third parties in respect of the application.
- 6.4 The site is one of a pair of semi-detached properties that are unique within this area of Brampton. The majority of properties along Main Street are two storey terraced houses that abut the pavement. The top of the fence is approximately 4.7 metres above the height of the pavement. The site is significantly elevated above Main Street which results in the development, particularly the fence, being a visually dominant and obtrusive feature within the character of the area.
- 6.5 Officers are of the opinion that there are more appropriate alternatives to achieve the applicant's aims for example, a more permeable boundary structure such as railings, could be constructed on the wall with landscaping to the rear, within the applicant's recently levelled garden. This has been dismissed by the applicant who wishes to retain the structures that are in situ,

partly because the fence posts are fixed to the retaining wall.

- 6.6 Whilst the landscaping would afford some screening to the fence, it would not obscure the view of the sides of the structure when travelling along Main Street. The planning system requires that development should be approved unless there are material considerations that indicate otherwise, in this instance, it is Officer's opinion that the fence is significantly detrimental to the character of the Brampton Conservation Area and the proposed landscaping would achieve little to mitigate this fact. The needs of the applicant are recognised but these do not outweigh the planning considerations and for this reason, the application should be refused.

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

- 6.7 Development should be 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 town scape and landscape. One of the criterion being that the living conditions of the occupiers of adjacent residential properties is not adversely affected by the proposed development. This is echoed and reinforced in Local Plan policies, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.
- 6.8 There are residential properties directly opposite the application site. There are windows that are approximately 11.8 metres from the fence. Given the orientation of the application site with adjacent properties, it is not considered that the occupiers would suffer from an unreasonable loss of daylight or sunlight; however, it has already been established in the preceding paragraphs of this report that the fence is visually dominant.
- 6.9 The scale of the development is too large and has an over-bearing impact on neighbouring properties. Accordingly, the living conditions of the occupiers of the neighbouring properties are adversely affected by the development.

Conclusion

- 6.10 In overall terms, the development adversely affects the character of the Brampton Conservation Area due to its scale, design and dominance within the street scene; furthermore, the relationship with the neighbouring residential properties is unacceptable due to its visual dominance. For these reasons, the application is recommended for refusal.

7. Planning History

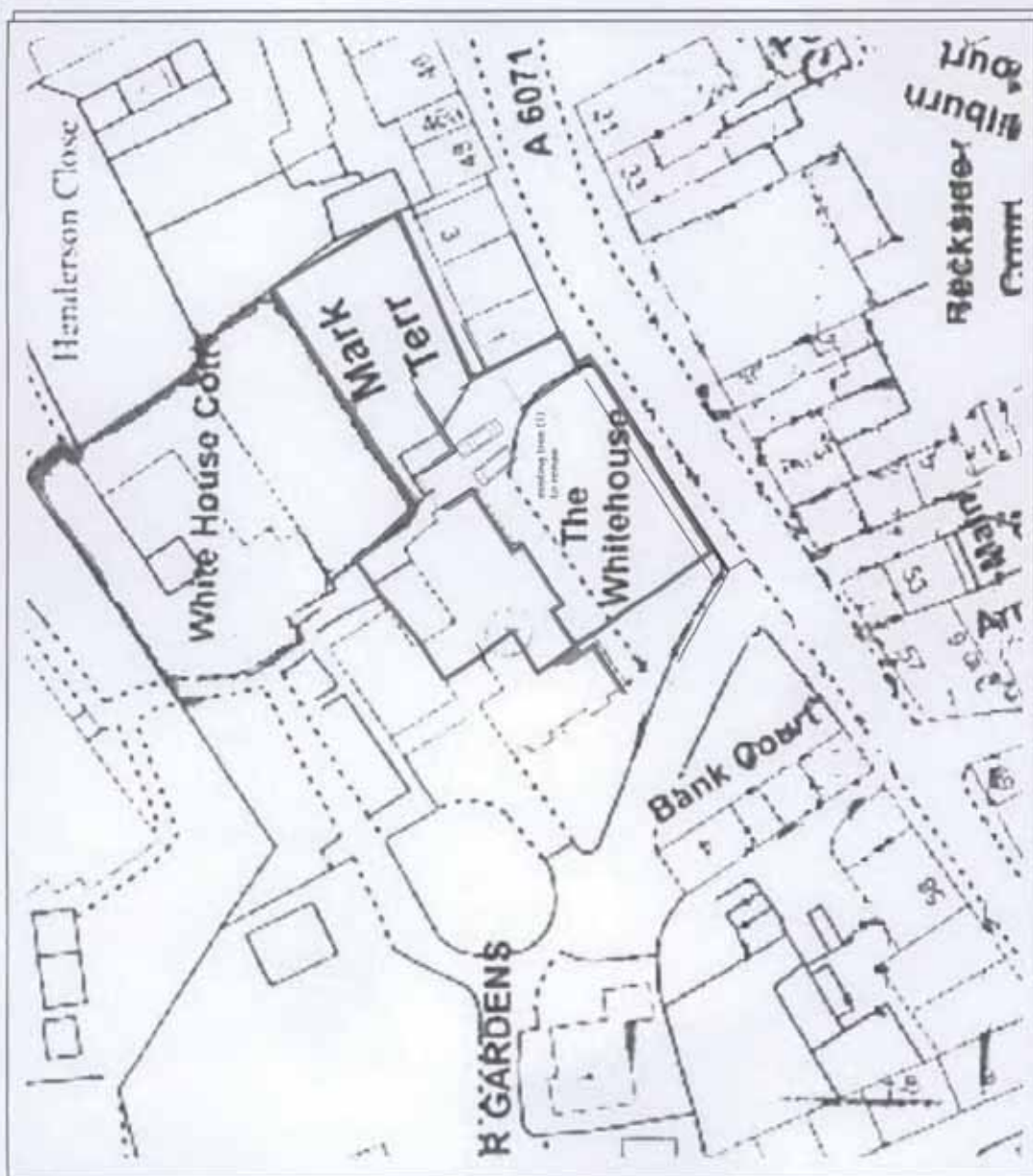
- 7.1 An application for planning permission was submitted in 2010 for the erection of garage and store under side garden but was withdrawn prior to determination.

8. Recommendation: Refuse Permission

- 1. Reason:** The application site is significantly elevated above the adjacent footpath. The application, by virtue of the elevated position of the fence above the adjacent street is unduly prominent and conspicuous with the context of the character of the area. The use of timber in the and the scale of the development has a detrimental effect on the character of Brampton Conservation Area contrary to criterion 1 of Policy CP5 (Design) and the objectives of Policy LE19 (Conservation Areas), in particular criterion 1 and 4, of the Carlisle District Local Plan 2001-2016.
 - 2. Reason:** The development by reason of its scale, design and use of materials in relation to the street frontage and site boundaries is detrimental to the amenity of the occupiers of residential properties by virtue of its scale and visual appearance and therefore fails to satisfy criteria 2 and 4 of Policy CP6 (Residential Amenity) of the Carlisle District Local Plan 2001-2016.
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LOCATION PLAN 1 : 1250



REC 02 02/01 110955



TSF Developments Ltd
The Barn,
Crooked Home,
Longdown Road,
Brampton,
Cumbria.

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email address: george@tsfdevelopments.co.uk
Company No: 6504732

Job : 2011 / 20
Date : 2011
Scale : 1 : 1250 & 1 : 500
Revision :

Proposed Development at
The White House
Main Street
for Mr Jackson

Site Location Plans

20/01

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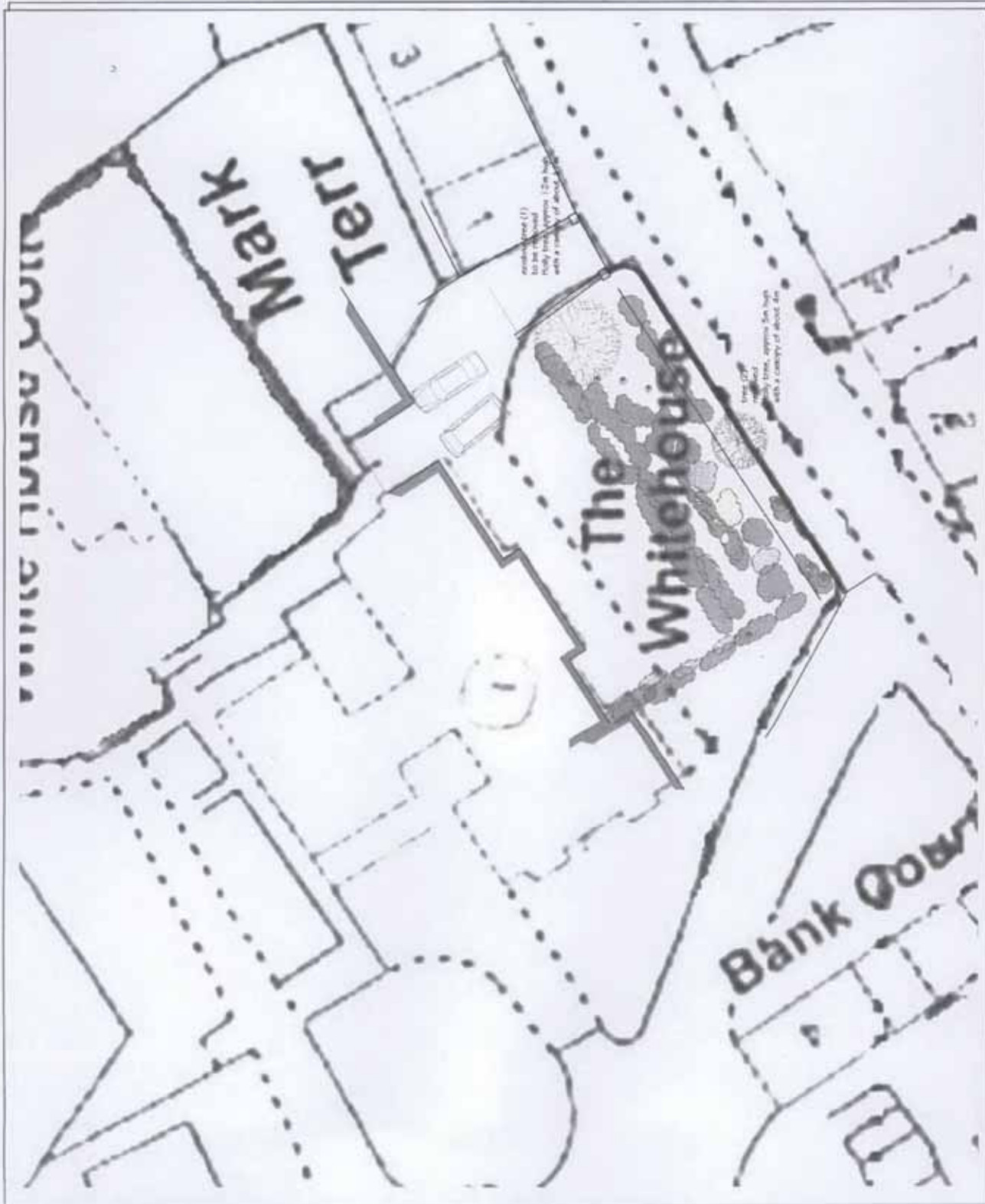
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Company No: 8504722

Job : 2011/04
Date : 2011
Scale : 1 : 250
Revision :

Proposed Development at
The White House
Main Street
for Mr Jackson

SITE PLAN (existing) 1 : 250
20/02



SITE PLAN 1 : 250



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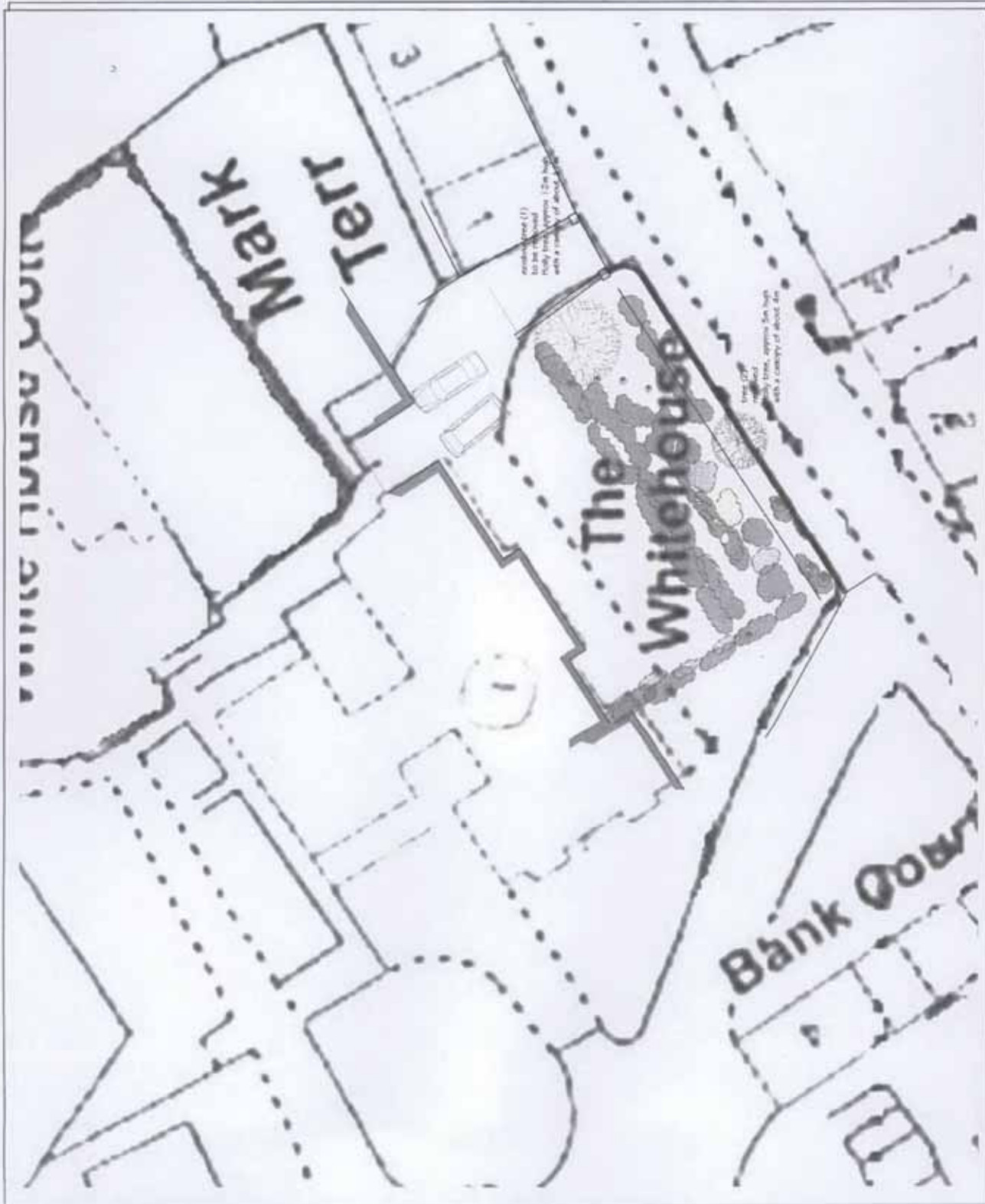
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SITE PLAN (existing) 1 : 250
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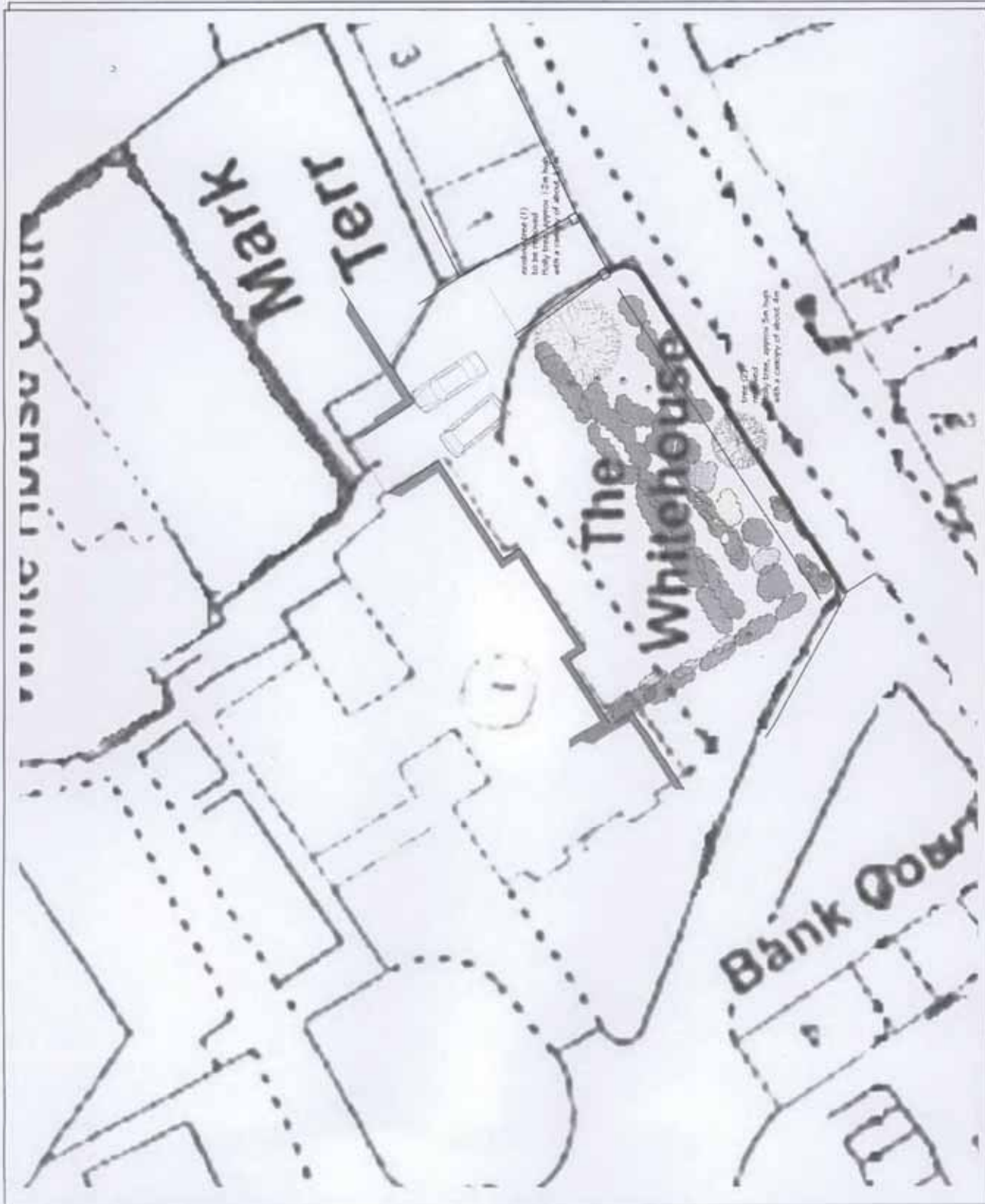
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SITE PLAN (existing) 1 : 250
20/02



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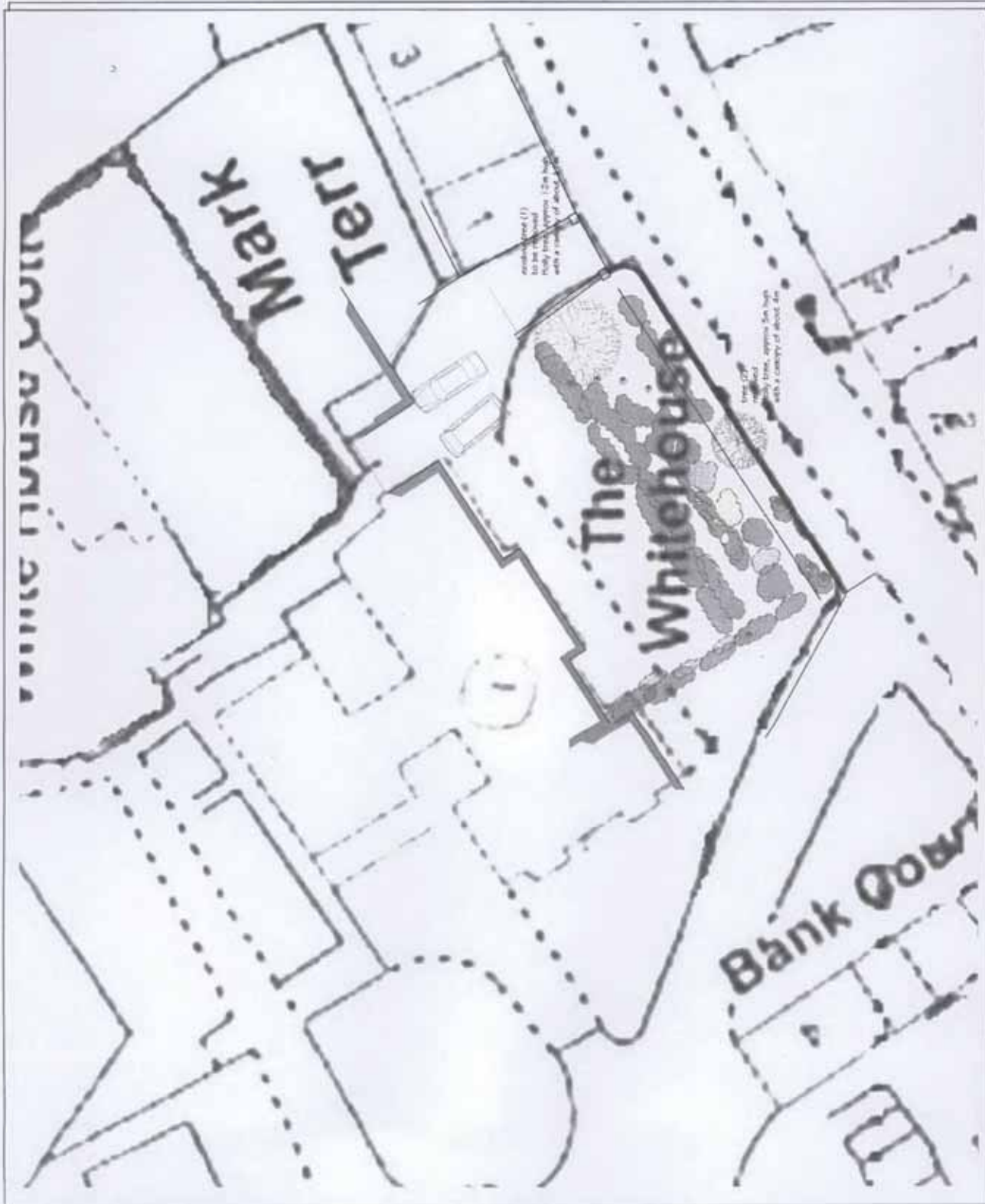
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for Mr Jackson

SITE PLAN (existing) 1 : 250 20/02



SITE PLAN 1 : 250



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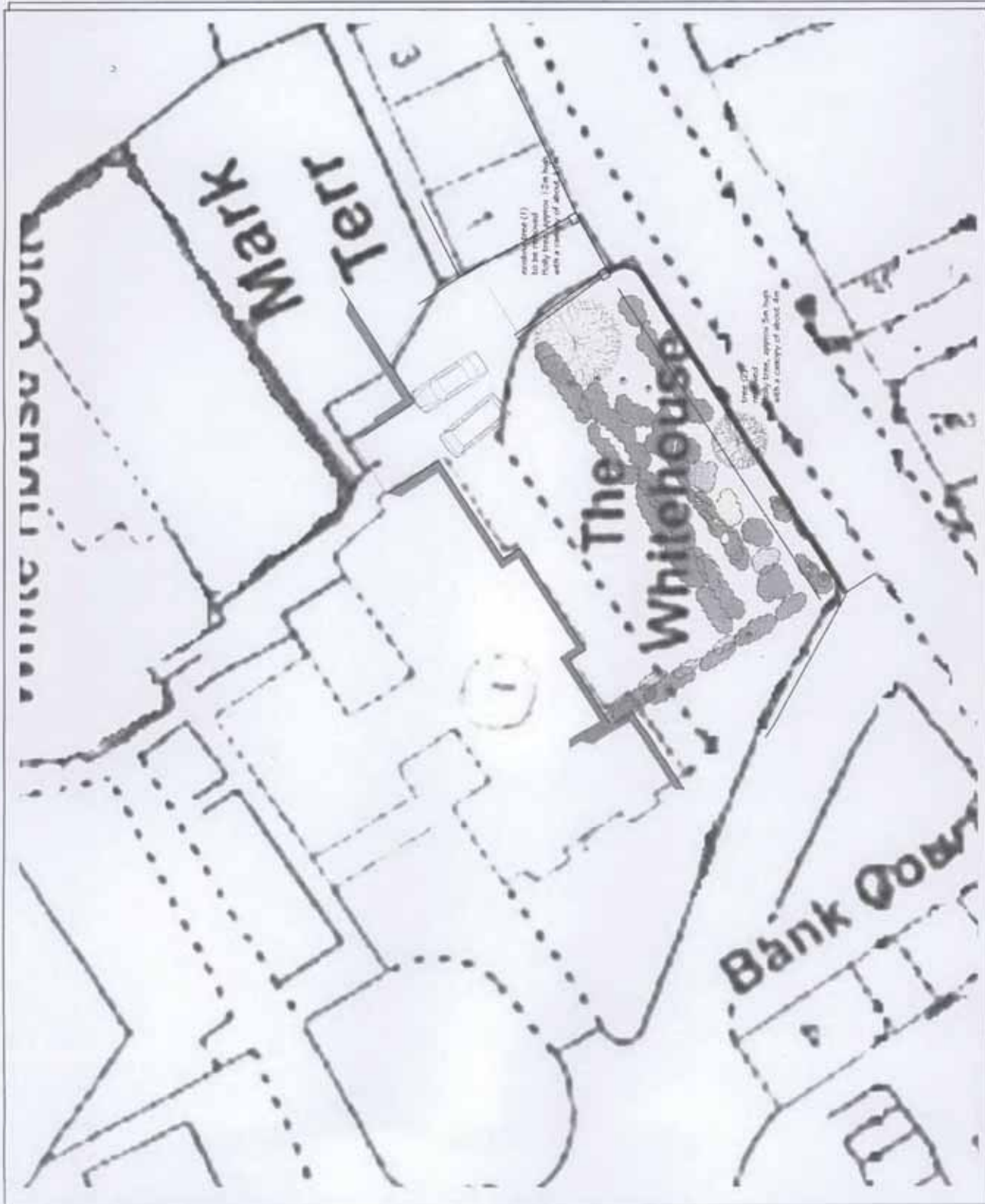
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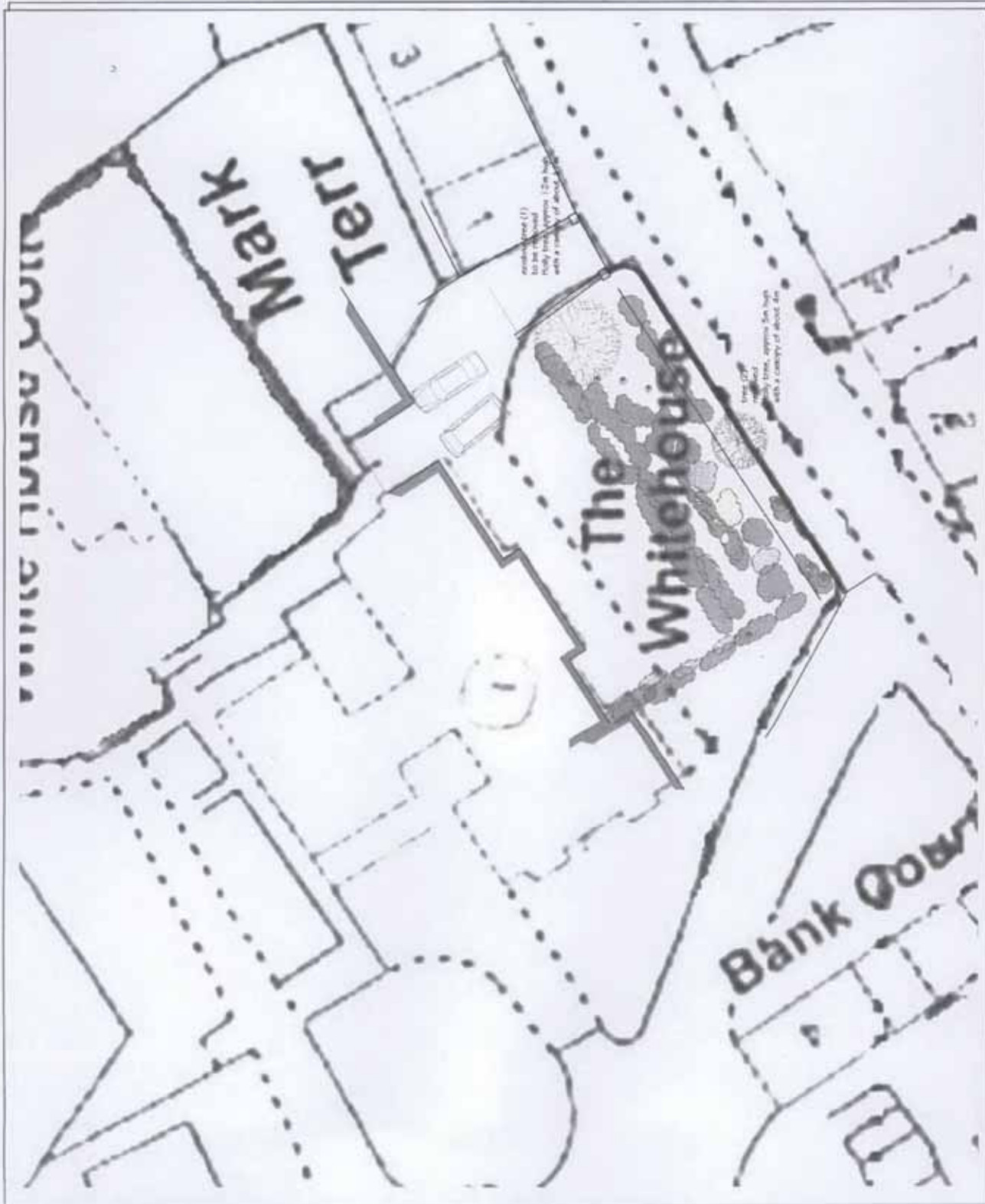
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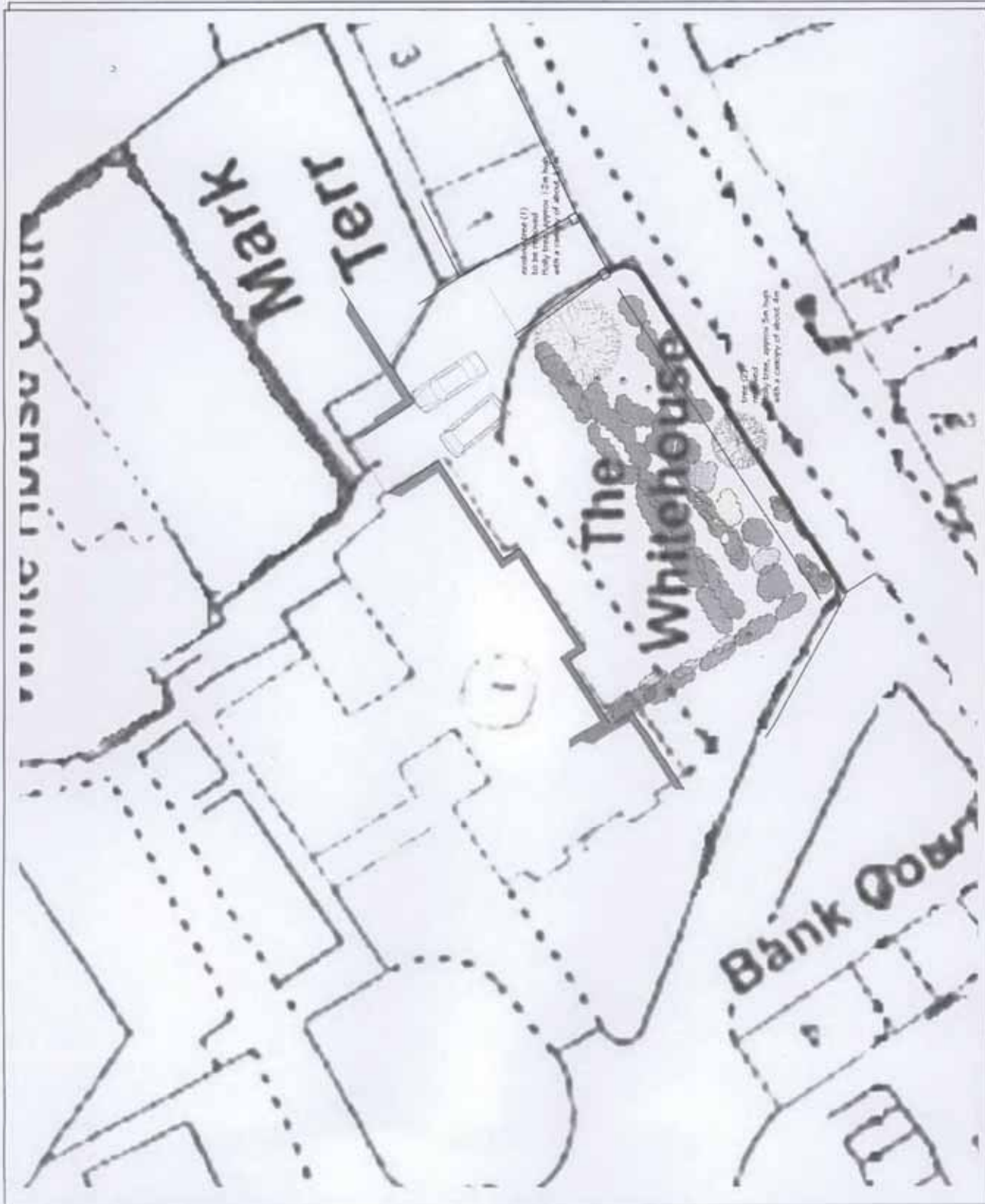
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SITE PLAN 1 : 250



SCHEDULE A: Applications with Recommendation

10/0986

Item No: 11

Date of Committee: 16/12/2011

Appn Ref No:
10/0986

Applicant:
Egertons Recovery Ltd

Parish:
Carlisle

Date of Receipt:
09/02/2011

Agent:
Taylor & Hardy

Ward:
Belle Vue

Location:

Caxton Road, Newtown Industrial Estate, Carlisle
CA2 7HS

Proposal: Variation Of Condition 7 (Revised Drainage Details) Relating To Planning
Ref: 08/1089

REPORT

Case Officer: Sam Greig

1. Recommendation

1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether the amended drainage details are acceptable;
- 2.2 Other matters.

3. Application Details

The Site

3.1 This application relates to Egertons Recovery Ltd, which is a vehicle recovery depot that is located within Caxton Road Industrial Estate. The Industrial Estate is situated off Newtown Road, one of the main thoroughfares into the city from the West. The company operates 24 hours a day, 7 days a week. The premises are situated at the south eastern extent of the Industrial Estate in close proximity to residential properties. The site is identified on the Urban Area Inset Map that accompanies the Carlisle District Local Plan as lying within a Primary Employment Area.

Background

3.2 Members may recall that a retrospective planning permission, for the change

of use of the depot to enable it to be used as a vehicle recovery centre, was approved at the Development Control Committee held on the 16th July 2010. The planning permission was subject to a series of conditions that the operators of the premises have to adhere to in order to ensure that the operation does not prejudice the living conditions of the occupiers of the neighbouring residential properties. One of these conditions required the surface of the vehicles storage area to be made good and drained to the foul sewer via an interceptor. Previous reports to the Development Control Committee in November 2010 and April 2011 outlined the difficulties that Egertons have had with complying with the approved scheme. In summary, the problems related to the change in levels across the site.

The Proposal

- 3.3 This current application seeks approval to vary the requirements of Condition 7, which relates to the proposed means of draining the vehicles storage area. It is now proposed to utilise the existing fall in levels across the vehicle storage area and to drain the surface water into an interceptor that would be located adjacent to the northern entrance gate. The interceptor is designed to separate any oil, petrol or other contaminants prior to the surface water being discharged into the sewer located in Caxton Road, which lies parallel with the northern boundary of the site.
- 3.4 The principal changes between this current proposal and the approved scheme relate to the position of the interceptor and location of the drain that the surface water will discharge into. The means of collecting the surface water around the periphery of the vehicle storage area has also been redesigned to suit the specifics of the site, but ultimately it will still serve the same function.
- 3.5 As per the approved scheme any existing unsurfaced areas of yard are to be concreted and any cracked or damaged concrete will be repaired and all joints sealed. The southern most section of the vehicles storage area, which is identified for the storage of vehicles under 2.5m in height, is to be surfaced with tarmac as opposed to concrete.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to forty four neighbouring properties. In response one letter of objection has been received which raises the following issues:
 - 1. The rear gardens of the neighbouring properties on Newtown Road have experienced increased surface water flooding since Egertons occupied the site; and
 - 2. As three years have lapsed since Egertons first occupied the site the objector questions how many more plans will be submitted before these matters are resolved.

5. Summary of Consultation Responses

United Utilities: - has advised that an informed decision cannot be made until it is clear which adopted sewer the interceptor will drain to;

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

Environmental Services - Environmental Quality: - no objection;

Environment Agency: - no objection;

Community Services - Drainage Engineer: - no comments received;

Northern Gas Networks: - no comments received.

6. Officer's Report

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6, CP11, CP12 and EC1 of the Carlisle District Local Plan 2001-2016.

6.2 The proposals raise the following planning issues:

1. Whether The Amended Details Are Acceptable.

6.3 The plans indicate that it is intended to discharge the surface water run-off from the vehicle storage area into a drain that lies in Caxton Road; however, United Utilities advised that it is not possible to determine whether the amended drainage details are acceptable until the applicant has established which adopted sewer the drain in Caxton Road discharges to.

6.4 Despite the length of time that Officers have been encouraging the applicant's to resolve the situation no meaningful progress has been made. It is understood that more recently the applicant's have applied to United Utilities to establish whether the drain Caxton Road will be adopted, as a consequence of the recent announcement that some unadopted sewers may come under the control of United Utilities. The timeframe for receiving a response from United Utilities is unclear and United Utilities has not provided Officers with any certainty that the drain will become adopted.

6.5 Notwithstanding the recent enquiries with United Utilities it is considered that the applicant's have adequate time to resolve the drainage problems and to adhere to the conditions of the original planning consent, which required that a suitable drainage system be installed to collect potential contaminants that may leak from the recovered vehicles. As such it is the Officer's recommendation that this application is refused on the basis that insufficient information has been supplied to determine whether the proposed means of surface water drainage is acceptable.

2. Other Matters

- 6.6 The physical changes being proposed would not affect the living conditions of neighbouring residents or the occupiers of any adjacent commercial units. It is acknowledged that the means of connecting the drainage system into the existing drain in Caxton Road may result in some inconvenience for other users of the industrial estate; however, any disruption would only be temporary and would not justify refusal of the application in its own right.
- 6.7 A local resident has expressed concern that they have experienced surface water drainage problems in recent years, which they believe are as a consequence of Egertons Recovery Ltd occupying the premises. Members may recall that several residents raised similar concerns during the consideration of the 2008 application. Whilst the concerns of the residents are noted there is no firm evidence to substantiate this claim and it is the Officer's view that this issue in its own right would not warrant refusal of the application.

Conclusion

- 6.7 In summary, for the reasons identified in this report it is Officer's recommendation that the proposed variation to condition 7 is refused planning permission.

7. Planning History

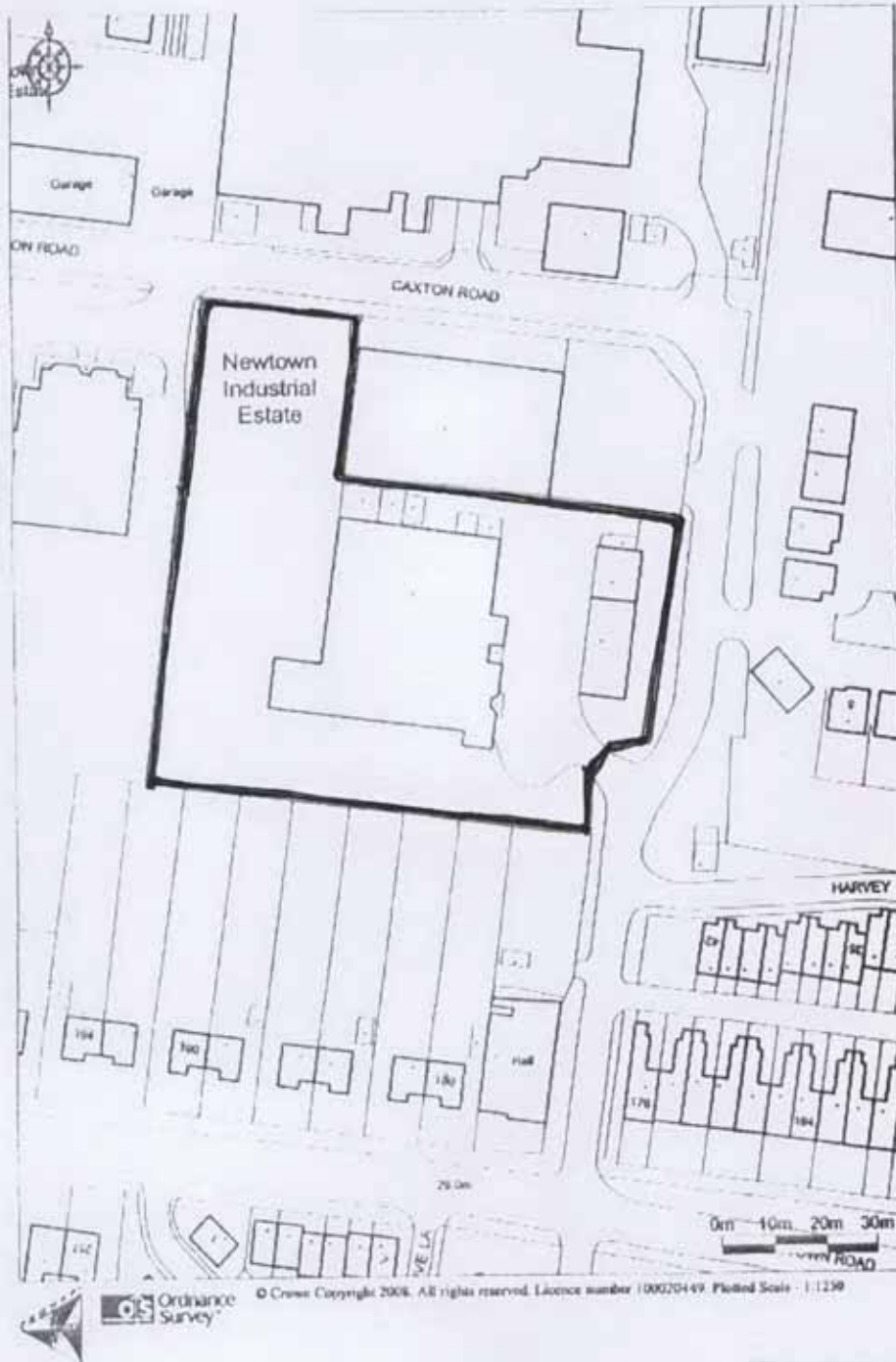
- 7.1 In June 2008 retrospective planning permission was refused for the change of use of the premises to enable it to be used for the recovery and storage of vehicles involved in accidents (Application 08/0423).
- 7.2 In July 2010 retrospective planning permission was granted by the Development Control Committee for the change of use of the premises to enable it to be used for the recovery and storage of vehicles involved in accidents (Application 08/1089).
- 7.3 On the 13th October 2010 the Council served a "Breach of Condition Notice" under Section 187A of the Town and Country Planning Act for failing to comply with Condition 6 of the Decision Notice. Condition 6 required the approved acoustic/visual barrier to be erected within two months from the date of permission having been granted, together with the installation of a surface water drain to the southern side of the bund.
- 7.4 The Breach of Condition Notice allowed the applicant a further 28 days to complete the outstanding work, which was not adhered to. Consequently, the Council took legal action against Egertons in the Magistrates Court; however, the Court decided that it was not necessary to pursue the matter as in January 2011 an application was granted to vary condition 6 of the 2008 approval (Application 11/0042).

8. Recommendation: Refuse Permission

1. **Reason:** The surface water drainage system proposes to discharge, via an interceptor, into the drain in Caxton Road adjacent to the northern boundary of the application site. Whilst the general arrangements of the surface water drainage system within the site are acceptable it is unclear where the drain in Caxton Road discharges. Consequently the applicant has not demonstrated that the proposed means of surface water drainage is acceptable. The proposal is, therefore, contrary to criterion 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016; the objectives of Policy CP11 (Protection of Groundwaters and Surface Waters) of the Carlisle District Local Plan 2001-2016 and the objectives of Policy CP12 (Foul and Surface Water Sewerage and Sewerage Treatment) of the Carlisle District Local Plan 2001-2016.
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- 3 NOV 2003

2010/0986



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All planting schemes to be agreed with the Planning Authority prior to work commencing.

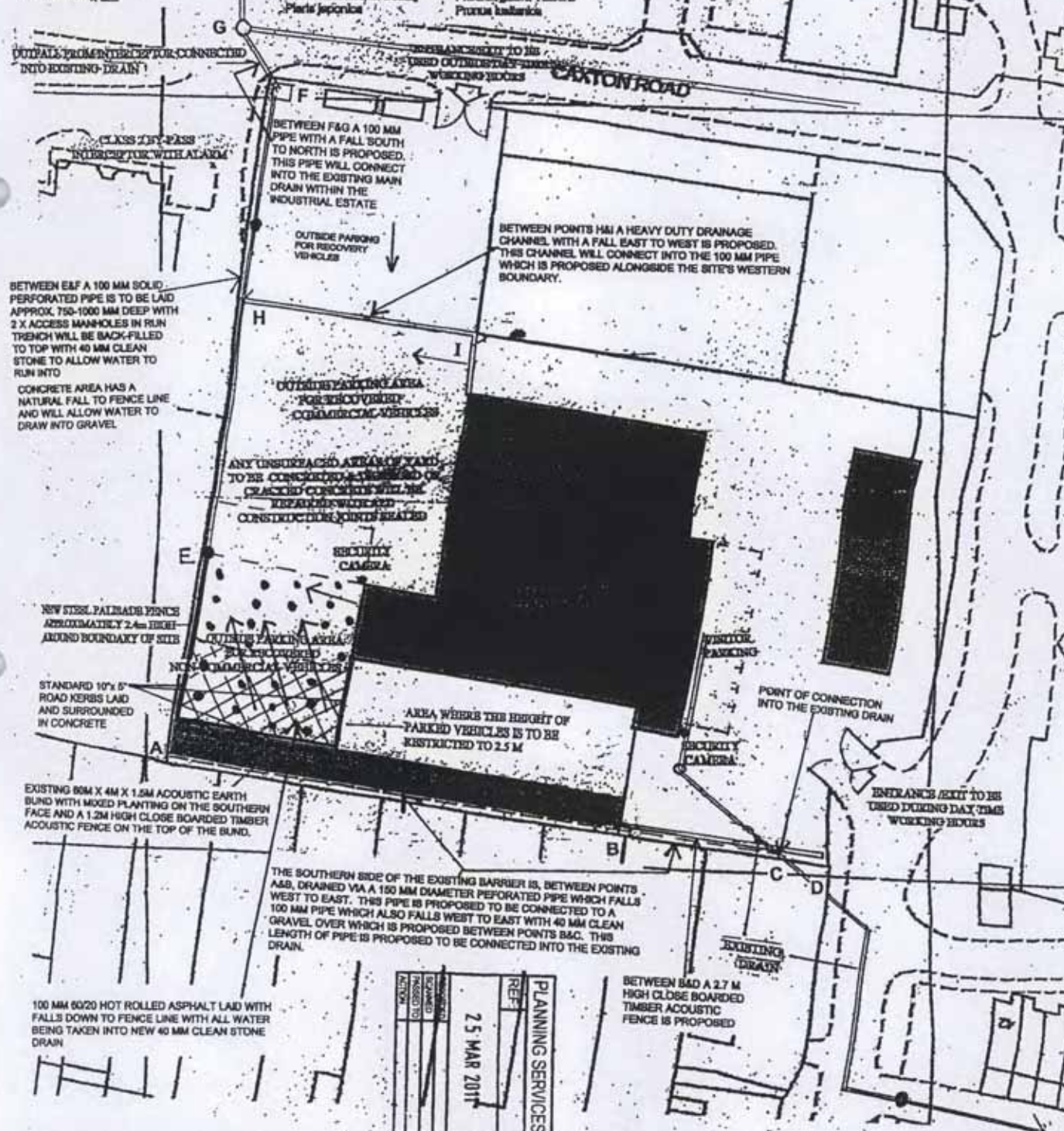
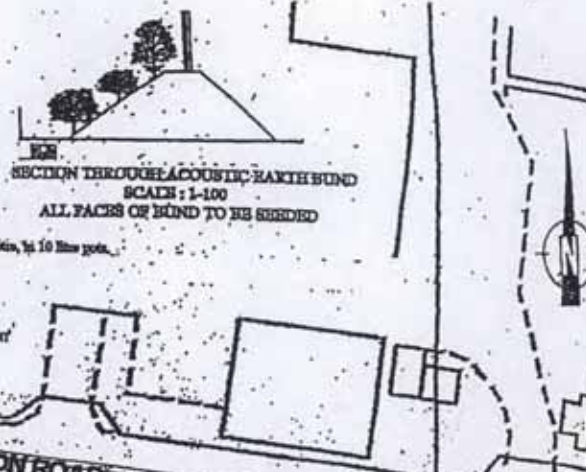
The bed is 6.8 metres long and 4 metres wide at the base. The southern slope matches top of the bed as it is planned to create a raised and succulent garden. Below the plants are to be arranged parallel, providing a visual barrier all year around. To provide some additional height 15 metre spikes must be installed, which will also be of benefit to birds and hawksbats. The suggested planting list and number of plants is as follows:

Betula nana L.
Betula pubescens Ehrh.
Betula pendula Roth
Betula piceolata (Mill.) B.S.P.
Betula rotundifolia Michx.
Betula tatarica Ledeb.
Betula ulmifolia Mill.

Shade or semi-shade, with some dappled sunlight, at 3 plants per square meter, to 10 line pots.
Establishment requires about 7000 hours

<i>Aspidistra japonica</i>	<i>Barbieria umbellata</i>
<i>Budleja davidii</i>	<i>Ceanothus scaberrus</i>
<i>Chlorophora terminalis</i>	<i>Cyrtanthus pinnatifidus</i>
<i>Eleagnus pungens</i> 'Maculata'	<i>Eucalyptus laetis</i> 'Silver Queen'
<i>Hebe</i> 'Maidenblaze' 'Delicate'	<i>Prostrata glabra</i> 'Rubens'
<i>Pieris japonica</i>	<i>Prunus laurocerasus</i>

ALL FACES OF BUND TO BE SEARCHED



100 MM 60/20 HOT ROLLED ASPHALT LAID WITH
FALLS DOWN TO FENCE LINE WITH ALL WATER
BEING TAKEN INTO NEW 40 MM CLEAN STONE
DRAIN

REF	25 MAR 2011
RECEIVED	
FORWARDED TO	
ACTION	

BETWEEN B&D A 2.7 M
HIGH CLOSE BOARDED
TIMBER ACOUSTIC
FENCE IS PROPOSED

SITE PLAN

261

(REVISED 09.03.09)
(AND 03.04.09)
(AND 12.05.09)
(AND 14.06.10)
(AND 16.03.11)

PLAN No. 11/023/01b

SCALE 1:500

CITY OF CARLISLE	
TOWN & COUNTRY PLANNING ACT 1990 AND ASSOCIATED ORDERS AND REGULATIONS THEREUNDER	
This application has been Approved / Refused under the above Act and Regulations in accordance with the terms of the official Notice of Approval / Refused under	
Application Reference No:	08/1089 [REDACTED]
Date:	19 JUL 2010
Assistant Director Economic Development	

TECHNICAL DETAILS

KLARGESTER NSBD BY PASS SEPARATOR

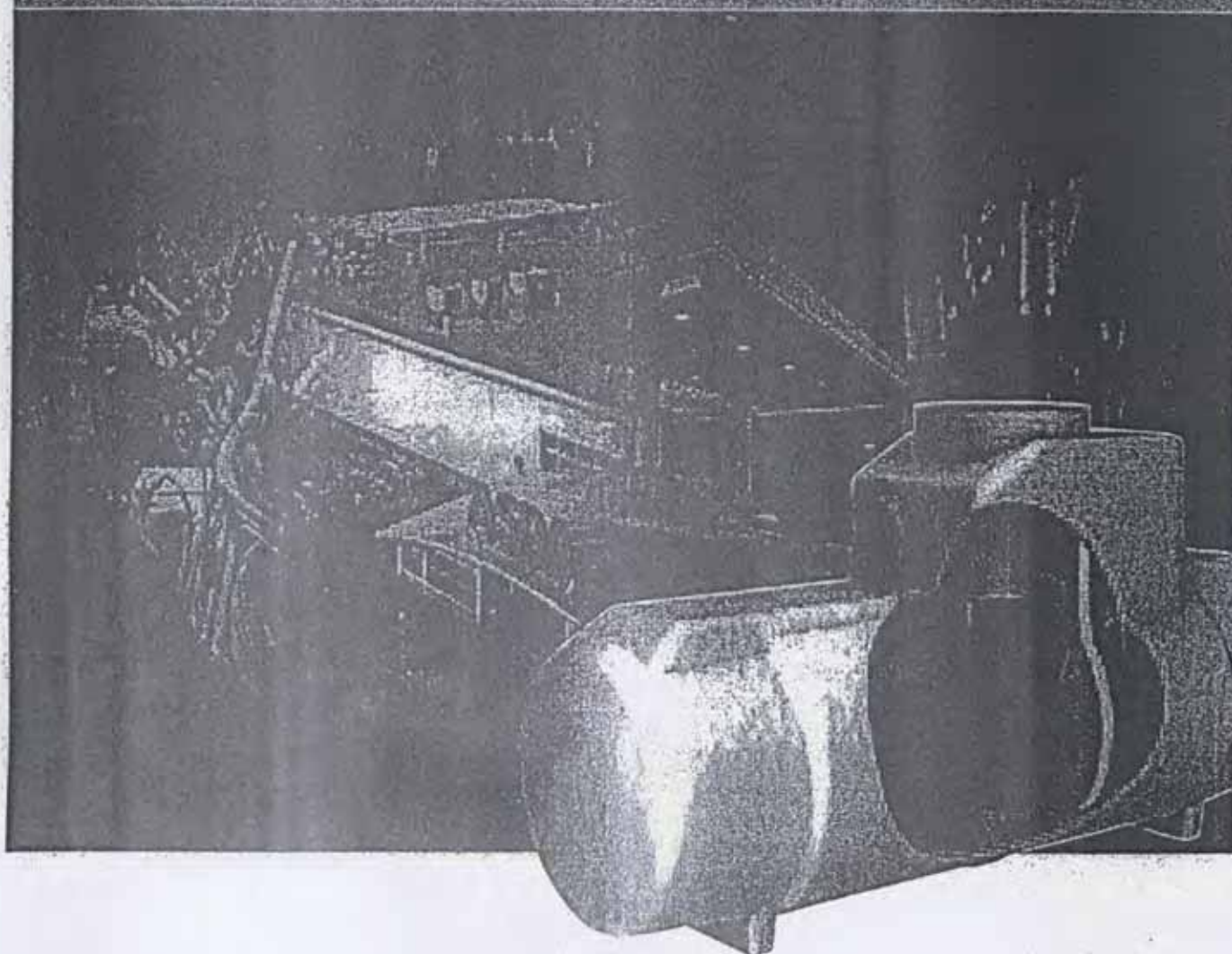
RECEIVED
15 FEB 2011
2010/0986

~~2008/1089~~

Pollution Control

Separators

A Range of Fuel/Oil Separators for Peace of Mind



klargester.com


Klargester

Introduction

Surface water drains normally discharge to a watercourse or indirectly into underground waters (groundwater) via a soakaway. Contamination of surface water by oil, chemicals or suspended solids can cause these discharges to have a serious impact on the receiving water.

The Environment Regulators, Environment Agency, England and Wales, SEPA, Scottish Environmental Protection Agency in Scotland and Department of Environment & Heritage in Northern Ireland, have published guidance on surface water disposal, which offers a range of means of dealing with pollution both at source and at the point of discharge from site (so called 'end of pipe' treatment). These techniques are known as 'Sustainable Drainage Systems' (SuDS).

Where run-off is draining from relatively low risk areas such as car-parks and non-operational areas, a source control approach, such as permeable surfaces or infiltration trenches, may offer a suitable means of treatment, removing the need for a separator.

Oil separators are installed on surface water drainage systems to protect receiving waters from pollution by oil, which may be present due to minor leaks from vehicles and plant, from accidental spillage.

Effluent from industrial processes and vehicle washing should normally be discharged to the foul sewer (subject to the approval of the sewerage undertaker) for further treatment at a municipal treatment works.

Separator Standards and Types

A British (and European) standard (BS EN 858-1 and 858-2) for the design and use of prefabricated oil separators has been adopted. New prefabricated separators should comply with the standard.

Separator Classes

The standard refers to two 'classes' of separator, based on performance under standard test conditions.

Class I

Designed to achieve a concentration of less than 5mg/l of oil under standard test conditions, should be used when the separator is required to remove very small oil droplets.

Class II

Designed to achieve a concentration of less than 100mg/l oil under standard test conditions and are suitable for dealing with discharges where a lower quality requirement applies (for example where the effluent passes to foul sewer).

Both classes can be produced as full retention or bypass separators. The oil concentration limits of 5 mg/l and 100 mg/l are only applicable under standard test conditions. It should not be expected that separators will comply with these limits when operating under field conditions.

Full Retention Separators

Full retention separators treat the full flow that can be delivered by the drainage system, which is normally equivalent to the flow generated by a rainfall intensity of 65mm/hr. On large sites, some short term flooding may be an acceptable means of limiting the flow rate and hence the size of full retention systems.

Bypass Separators

Bypass separators fully treat all flows generated by rainfall rates of up to 6.5mm/hr. This covers over 99% of all rainfall events. Flows above this rate are allowed to bypass the separator. These separators are used when it is considered an acceptable risk not to provide full treatment for high flows, for example where the risk of a large spillage and heavy rainfall occurring at the same time is small.

Forecourt Separators

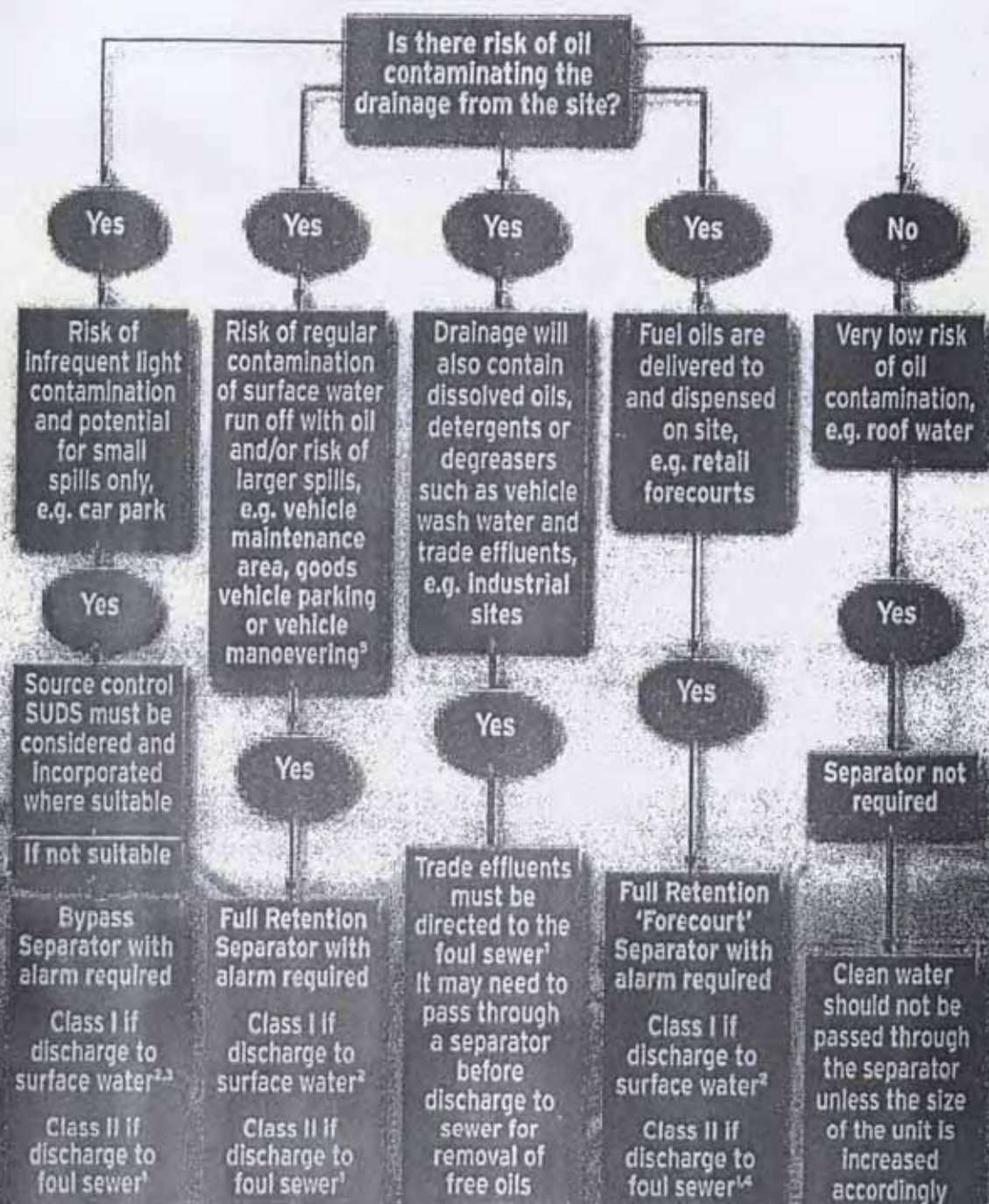
Forecourt separators are full retention separators specified to retain on site the maximum spillage likely to occur on a petrol filling station. They are required for both safety and environmental reasons and will treat spillages occurring during vehicle refuelling and road tanker delivery. The size of the separator is increased in order to retain the possible loss of the contents of one compartment of a road tanker, which may be up to 7,600 litres.

Selecting the Right Separator

The chart on the following page gives guidance to aid selection of the appropriate type of fuel/oil separator for use in surface water drainage systems which discharge into rivers and soakaways.

For further detailed information, please consult the Environment Agency Pollution Prevention Guideline 03 (PPG 3) 'Use and design of oil separators in surface water drainage systems' available from their website.

Klargester has a specialist team who provide technical assistance in selecting the appropriate separator for your application.



The use of SUDS should be considered at all sites and they should be incorporated where suitable. SUDS can be used to polish the effluent from these separators before it enters the environment⁶

Source control SUDS should be considered where possible

Bypass Separator

NSBD Range

Application

Bypass separators are used when it is considered an acceptable risk not to provide full treatment, for very high flows, and are used, for example, where the risk of a large spillage and heavy rainfall occurring at the same time is small, e.g.

- Surface car parks
- Roadways
- Lightly contaminated commercial areas

Performance

Klargester were one of the first UK manufacturers to have separators tested to EN 858-1. Klargester have now added the NSBD bypass range to their portfolio of certified and tested models. The NSBD number denotes the maximum flow at which the separator treats liquids. The British Standards Institute (BSI) tested the required range of Klargester full retention separators and certified their performance in relation to their flow and process performance assessing the effluent qualities to the requirements of BS EN 858-1. Klargester bypass separator designs follow the parameters determined during the testing of the required range of bypass separators.

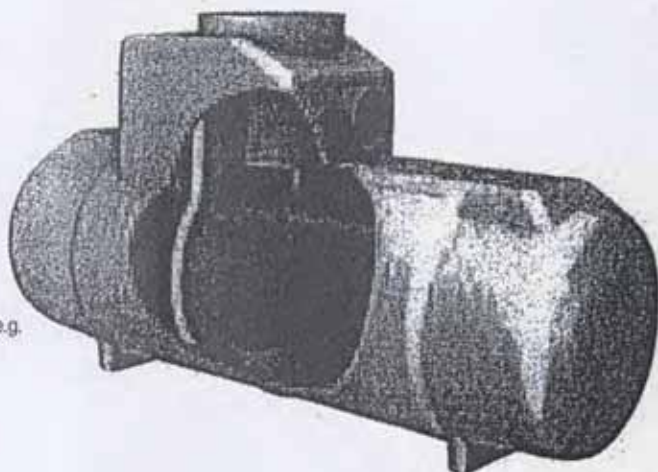
Each bypass separator design includes the necessary volume requirements for:

- Oil separation capacity
- Oil storage volume
- Silt storage capacity
- Coalescer

The unit is designed to treat 10% of peak flow. The calculated drainage areas served by each separator are indicated according to the formula given by PPG3 $NSB = 0.0018A(m^2)$.

Flows generated by higher rainfall rates will pass through part of the separator and bypass the main separation chamber.

Class I separators are designed to achieve a concentration of 5mg/litre of oil under standard test conditions.



Class II separators are designed to achieve a concentration of 100mg/litre of oil under standard test conditions.

Features

- Light and easy to install
- Class I and Class II designs
- Inclusive of silt storage volume
- Fitted inlet/outlet connectors
- Vent points within necks
- Oil alarm system available (required by BS EN 858-1 and PPG3)
- Extension access shafts for deep inverts
- Maintenance from ground level

To specify a nominal size Bypass Separator, the following information is needed:-

- The calculated flow rate for the drainage area served. Our designs are based on the assumption that any interconnecting pipework fitted elsewhere on site does not impede flow into or out of the separator and that the flow is not pumped
- The required discharge standard. This will decide whether a Class I or Class II unit is required
- The drain invert inlet depth
- Pipework type, size and orientation

Sizes & Specifications:

Separator Size	Flow Rate (l/s)	Flow Rate (m³/h)	Drainage Area (m²)	Oil Storage Capacity (litres)	Silt Storage Capacity (litres)	Flow Rate (l/s)	Flow Rate (m³/h)	Flow Rate (l/s)	Flow Rate (m³/h)	Flow Rate (l/s)	Flow Rate (m³/h)	Flow Rate (l/s)	Flow Rate (m³/h)
NSBD3	3	30	1670	300	45	1765	1225	750	1450	1350	100	500	160
NSBD4	4.5	45	2500	450	68	1765	1225	750	1450	1350	100	500	200
NSBD6	6	60	3335	600	90	1765	1225	750	1450	1350	100	500	200
NSBD8	8	80	4445	800	120	3065	1225	750	1450	1350	100	500	250
NSBD10	10	100	5560	1000	150	3065	1225	750	1450	1350	100	500	315
NSBD12	12	120	6670	1200	180	3915	1225	750	1450	1350	100	500	315
NSBD15	15	150	8335	1500	225	3915	1225	750	1450	1350	100	500	315
NSBD18	18	180	10000	1800	270	3200	2012	600	2110	2010	100	1000	375
NSBD24	24	240	13340	2400	360	3200	2012	600	2110	2010	100	1000	375
NSBD30	30	300	16670	3000	450	3915	2012	600	2110	2010	100	1000	450
NSBD36	36	360	20000	3600	540	3915	2012	600	2110	2010	100	1000	525
NSBD55	55	550	30560	5500	825	5085	2820	600	2310	2060	250	1000	600
NSBD72	72	720	40000	7200	1080	5820	2820	600	2310	2060	250	1000	675
NSBD84	84	840	46670	8400	1260	6200	2820	600	2310	2010	300	1000	750
NSBD96	96	960	53340	9600	1440	7375	2820	600	2310	2010	300	1000	825
NSBD110	110	1100	61110	11000	1650	7925	2820	600	2360	2010	350	1000	825
NSBD130	130	1300	72225	13000	1950	8725	2820	600	2360	2010	350	1000	825

SCHEDULE A: Applications with Recommendation

11/0822

Item No: 12

Date of Committee: 16/12/2011

Appn Ref No:
11/0822

Applicant:
Mr G Stockdale

Parish:
Burtholme

Date of Receipt:
20/09/2011

Agent:

Ward:
Irthing

Location:

2 Roman Retreat, Burthinghurst, Walton, Brampton
CA8 2JW

Proposal: Variation Of Condition 12 (Restriction Of Length Of Letting Period) Of Previously Approved Planning Application 02/0342 To Increase From 21 Day Let To Up To 56 Day Let

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether the variation of the condition restricting the occupancy of the holiday unit is acceptable.
- 2.2 The effect on the living conditions of the occupiers of neighbouring properties.

3. Application Details

Introduction

- 3.1 The application seeks Full Planning permission for the variation of a planning condition that restricts the length of occupation of a holiday unit at Roman Retreat, Burthinghurst, Walton.
- 3.2 The building forms part of the Kingwater Equestrian Centre which is situated on the southern side of the road leading from Walton to Lanercost. The Centre comprises of a large indoor riding arena, stables and tack rooms. Adjacent to the eastern boundary is a linear row of single storey buildings, part of which is a dwelling, part is a holiday unit and the remainder is

unconverted.

- 3.3 The single storey holiday unit is set within a courtyard. To the north and west of the application site is a working farm, to the south is a dwelling and to the west are range of equestrian buildings and land within the applicant's ownership.

Background

- 3.4 Planning permission was granted in 2002 for the conversion of outbuildings to form three dwellings. The consent was subject to condition 12 which states:

"This permission relates to:

- a) the conversion of "unit 1", as identified on drawing number 01/1222/04/REV A, as a single dwelling; and
- b) the use of "units 2 and 3", as identified on drawing number 01/1222/04/REV A, solely for short term holiday units which shall not be let for more than 21 days to any individual or party at anytime. The aforementioned "units 2 and 3" shall not be subsequently sold, let or otherwise be allowed to be occupied as permanent accommodation."

- 3.5 Since that time, one of the buildings has been converted to a dwelling and another to a holiday unit. The remaining building, which also has consent for holiday use, is unconverted. Due to a change in the applicant's financial circumstances, the adjacent equestrian centre is for sale and he is also seeking to sell the dwelling. The variation of the condition is requested to make the rental of the holiday unit more attractive to visitors and therefore more viable as a business. The variation only applies to unit 2 and not to the unconverted holiday unit.

Proposal

- 3.6 The application seeks consent to vary condition 12 of the planning permission to allow the occupation of the holiday unit for up to 56 days.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice, and direct notification to the occupiers of six of the neighbouring properties. Five letters of objection have been received and the planning issues raised are summarised as follows:

- 1. the applicants have already moved into the holiday unit;
- 2. a public footpath passes through the site which is congested by parked vehicles and where there are dogs and dog fouling;
- 3. the access road to the site is in poor condition and passing places were required as part of the equestrian development but were never

- constructed. Additional traffic resulting from this change of use will make the situation worse;
4. the approved roof tiles on Units 2 and 3 do not match the adjoining building;
 5. a fence has been erected in place of a stone wall as shown on the previously approved plans;
 6. the site does not have its own access and would have to pass through Kingwater Equestrian Centre. It is unlikely the new owners will grant access;
 7. the site is located adjacent to a working farm and the applicant has previously complained about noise. A longer term occupancy will compound this problem and lead to more complaints; and
 8. a fifty six day let becomes a short-term dwelling and not a holiday unit. Twenty one days is adequate for a holiday use.

5. Summary of Consultation Responses

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

Burtholme Parish Council: - no comment;

Natural England: - the application does not fall within the scope of the consultations that Natural England would comment on;

Ramblers Association: - comments awaited; and

Cumbria County Council - (Highway Authority - Footpaths): - comments awaited.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP6, EC11, EC15 and LC8 of the Carlisle District Local Plan 2001-2016. The proposal raises the following issues.
 1. The Principle Of Development
- 6.2 The objectives of national planning policy are reflected in Policy DP1 of the Carlisle District Local Plan. They require that the overall quality of life within Cumbria should be enhanced through the promotion of sustainable development that seeks to protect the environment, ensure prudent use of resources and maintains social progress and economic growth.
- 6.3 Although sustainability is an important underlying principle of planning policy and applies to tourism, it should be recognised that tourism in Cumbria is closely linked to the important landscape designations of the Lake District, North Pennines, the Solway Coast, and Hadrian's Wall, as well as Carlisle. It is therefore inevitable that not all these locations are easily accessible by public transport and, therefore, there will be a high dependency on private

transport.

- 6.4 Policies are, thus, in place to ensure a continued but strategic economic growth within the District but at the same time, have to be balanced against the issue of sustainability. When viewed in isolation the proposed development is in an unsuitable location which is not supported by national or local planning policy; however, the planning permission for the holiday unit has been lawfully implemented. The principle of the development has been established and the variation of the condition would not intensify the use of the site or conflict with Local Plan policies.

2. Whether The Variation Of The Condition Restricting The Of Occupancy Of The Holiday Unit Is Acceptable

- 6.5 The site is within open countryside and Policy EC15 of the Local Plan allows for tourist development but policies are restrictive in terms of permitting additional housing or allowing permanent residential occupation of tourism development.

- 6.6 Annex B of the Department for Communities and Local Government document "Good Practice Guide on Planning for Tourism" advises that:

"Whilst extension of the season has these advantages, the demand for this accommodation may occur in areas in which the provision of permanent housing would be contrary to national or local policies which seek to restrict development, for example in order to safeguard the countryside. The planning system can reconcile these two objectives through the use of occupancy conditions designed to ensure that holiday accommodation is used for its intended purpose."

- 6.7 Some of the objectors are concerned that a period of 21 days is sufficient to let the holiday unit and that the building may be occupied on a permanent basis. The planning consent would retain conditions that restrict the occupancy of the units so that they shall not be occupied as permanent accommodation and shall be used for let holiday accommodation and for no other purpose. Any breach of this condition would be subject to investigation and possible enforcement action. Given the revised wording to this condition, the objectives of the Local Plan policies would not be prejudiced and the proposal would not be contrary to the advice in the Good Practice Guide.

- 6.8 Paragraph 4 of Circular 11/95: Use Of Conditions In Planning Permission advises that following the variation or removal of planning conditions the original planning permission will continue to subsist and, therefore, it is pertinent to impose a condition that highlights the need to comply with the remaining conditions attached to the planning consent granted in 2002.

3. Effect On Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.9 There are residential properties in the vicinity of the application site, namely Burthingurst House which is approximately 11 metres to the south and Pine

Grove which is approximately 67 metres to the east. The principle of using the barns has already been established. The variation of the condition would not result intensify the use of the site or change the overall use of the site. The living conditions of the occupiers of the nearby properties would not suffer from loss of privacy or unacceptable levels of noise or disturbance.

4. Other Matters

- 6.10 Some objectors have made reference to the access arrangements. The applicant currently controls the access to the site and would be able to retain access through the legal documents associated with the site.
- 6.11 In addition, although there is public footpath adjacent to the site, the variation of the condition would not impede the public's access over this right of way.

Conclusion

- 6.12 In overall terms, the site is not in a sustainable location but the principle of holiday accommodation has been accepted. The principle of the development of the variation of the planning condition would not prejudice planning policy objectives. The living conditions of the occupiers of neighbouring residential properties would not be adversely affected by the extended occupancy period. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 Planning permission was granted in 2002 for the conversion of outbuildings to form three dwellings
- 7.2 An application for permission to remove condition twelve (restricting the length of the letting period) of the previously approved planning consent 02/0342 was submitted earlier this year but was withdrawn prior to determination.

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 20th September 2011;
 2. the Location Plan received 20th September 2011 (Drawing no. 01);
 3. the Notice of Decision; and

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

Reason: To define the permission.

3. This permission relates to:

- a) the conversion of "unit 1", as identified on drawing number 01/1222/04/REV A, as a single dwelling;
- b) the use of "unit 2", as identified on drawing number 01/1222/04/REV A, solely for short term holiday units which shall not be let for more than 56 days to any individual or party at anytime. The aforementioned "units 2" shall not be subsequently sold, let or otherwise be allowed to be occupied as permanent accommodation; and
- c) the use of "unit 3", as identified on drawing number 01/1222/04/REV A, solely for short term holiday units which shall not be let for more than 21 days to any individual or party at anytime. The aforementioned "units 3" shall not be subsequently sold, let or otherwise be allowed to be occupied as permanent accommodation.

Reason: The proposal is not considered to be a sustainable form of development and the site is within an area where to preserve the character of the countryside it is the policy of the local planning authority to restrict development to that required to satisfy a special agricultural or other proven local need. On this basis the local planning authority wish to control the precise nature of the use of the properties in accordance with Policy H1 of the Carlisle District Local Plan 2001-2016.

4. The development shall be carried out in accordance with the remaining conditions attached to the "Full Planning" permission approved under application 02/0342.

Reason: For the avoidance of doubt.

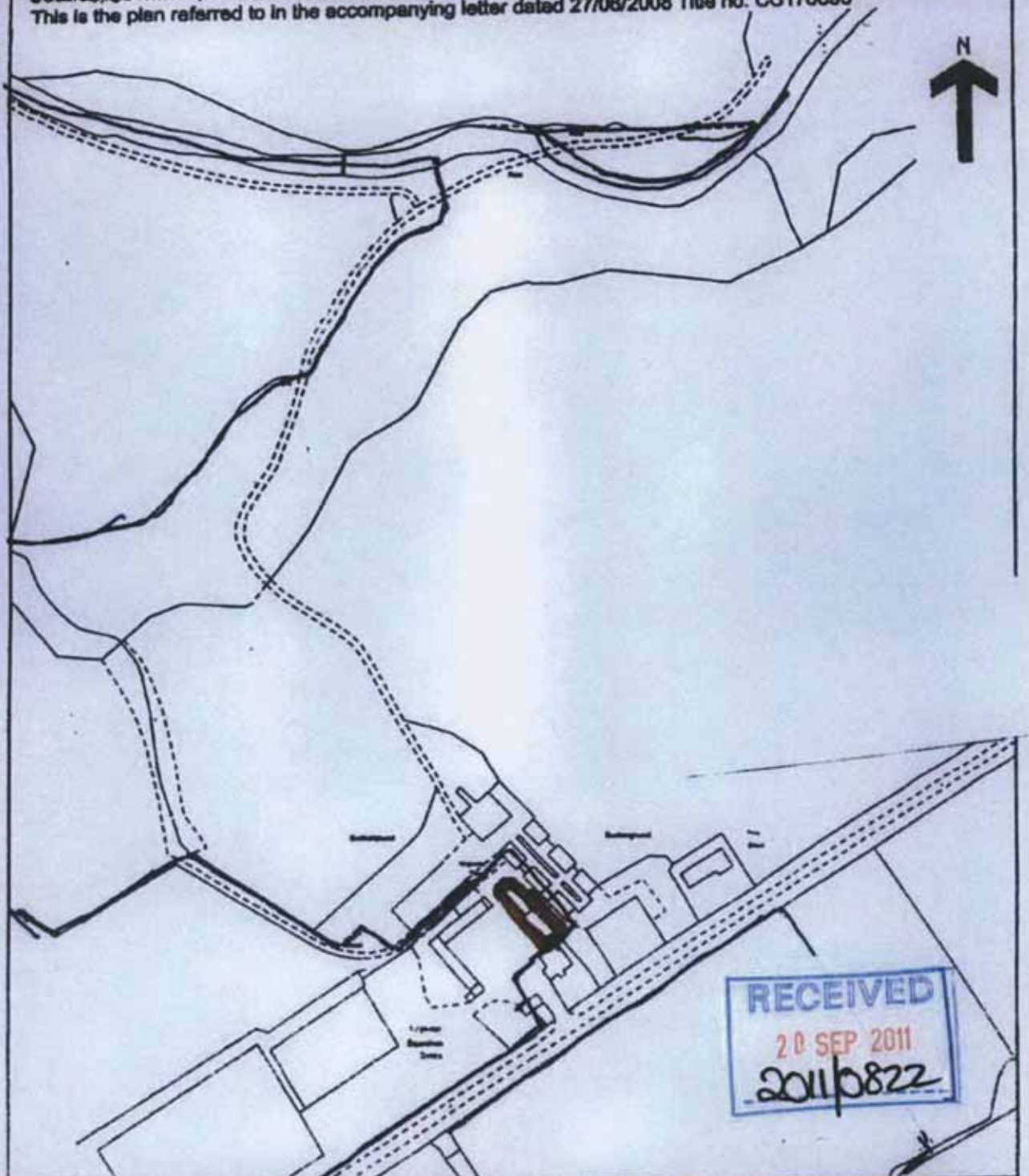
Appn Ref: 11/0822

Land Registry
Illustrative plan

Title number CU176693
Ordnance Survey map reference NY5466SE
Scale 1:2500
Administrative area Cumbria: Carlisle



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This is the plan referred to in the accompanying letter dated 27/08/2008 Title no. CU176693



This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 13 - Title Plans and Boundaries.

SCHEDULE A: Applications with Recommendation

11/0859

Item No: 13

Date of Committee: 16/12/2011

Appn Ref No:
11/0859

Applicant:
Two Castles Housing
Association

Parish:
Carlisle

Date of Receipt:
10/10/2011

Agent:
Elliott Johnson Ltd

Ward:
Castle

Location:

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

Proposal: Display Of 2No. Fascia Signs And 1No. Hanging Sign (Non Illuminated)
(LBC)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

2.1 Impact of the proposal on the listed building

3. Application Details

The Site

3.1 This proposal is seeking Listed Building Consent for the display of two fascia signs and one hanging sign at Two Castles Housing Association, 3 Castle Street, Carlisle. The existing building already contains two fascia signs on the pillars that are located either side of the main entrance door. These are circular signs and measure 0.3m in diameter.

The Proposal

3.2 The proposal is seeking Listed Building Consent to replace the two existing signs with two acrylic wall mounted panels. These would measure 0.4m in height by 0.25m in width. A hanging sign would also be added to the property and this would be sited on the rendered strip adjacent to 5 Castle

Street. This would be fixed onto a metal bracket and would measure 0.75m in length by 0.4m in height. It would be made from enamelled aluminium and would contain the company name and logo.

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. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections.
Conservation Area Advisory Committee: - the Committee consider that the proposed signage attached to the pillars is on balance acceptable. However, they feel that the proposed hanging sign was unnecessary, and that the branding proposed on the pillars is adequate. They recommend that the hanging sign sets an unwelcome precedent for the advertisement of office premises which adds additional clutter to this important elevation. It is suggested that this aspect of the application is removed but that the fascia signs are approved.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies EC17, LE12, LE19 and CP5 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Impact On The Character And Appearance Of The Listed Building

- 6.2 Both the Conservation Area Advisory Committee (CAAC) and the Council's Heritage Officer consider that the proposed signage is excessive. CAAC considers that the hanging sign sets an unwelcome precedent for the advertisement of office premises which adds additional clutter to this important elevation. It suggests that the hanging sign should be removed from the application but that the fascia signs be approved. The Council's Heritage Officer considers that either the hanging signs or the wall mounted signage would be acceptable, but that both elements taken together constitute an adverse impact on the appearance of the building, which is listed and which lies within the conservation area.

- 6.3 In response to this objection, the applicant considers that a precedent has already been set in Castle Street for hanging signs on buildings providing services to the local community. The building provides a range of services including interviews, rent payments, rent reviews and a range of tenancy related issues for existing and potential customers (tenants). Two Castles provides 3,400 affordable homes to the North of England and are committed to providing more high quality affordable homes. The proposed hanging

signage is deemed essential to allow the building to be readily identified by all members of the public from Castle Street. There are a number of examples of hanging signs on listed buildings located on Castle Street that house companies providing services similar to that of Two Castles Housing.

- 6.4 The proposed two fascia signs would replace the two existing signs that are located on the columns at either side of the main entrance and would be of a similar size. The CAAC has raised no objections to these signs. In light of the above, the two fascia signs are acceptable.
- 6.5 The hanging sign would be located on a rendered strip at the end of the property, adjacent to 5 Castle Street. It would be small in scale and would hang from a metal bracket. It would contain the name of the company and their logo. A number of properties in the vicinity, including a number of listed buildings, have existing hanging signs. These include retail units, restaurants, Tullie House Museum and offices. Whilst the concerns of the CAAC and the Council's Heritage Officer are noted, it would be unreasonable to refuse permission for a small, well designed hanging sign, given the presence of a large number of existing hanging signs on listed buildings in close proximity to the application site.

Conclusion

- 6.6 In overall terms, the proposal would not have a significant adverse impact on the character or appearance of the listed building. In all aspects the proposal is compliant with the objectives of the adopted Local Plan Policies.

7. Planning History

- 7.1 In June 1990, planning permission was granted for the demolition of storage building to rear and erection of a two-storey extension (90/0426).
- 7.2 In September 1998, Listed Building Consent was granted for the provision of new reception involving the forming of a new doorway in an existing stud partition, a new reception counter and interview booth, also the reinstatement of an original opening between two rooms (98/9548).
- 7.3 In December 2009, Listed Building Consent was granted for the alteration of the rear extension ground floor layout (09/0971).
- 7.4 In April 2010, Listed Building Consent was granted for the alteration of the rear extension first floor layout (10/0138).
- 7.5 In July 2011, Listed Building Consent was granted for internal alterations to provide new reception layout and associated works (11/0358).

8. Recommendation: Grant Permission

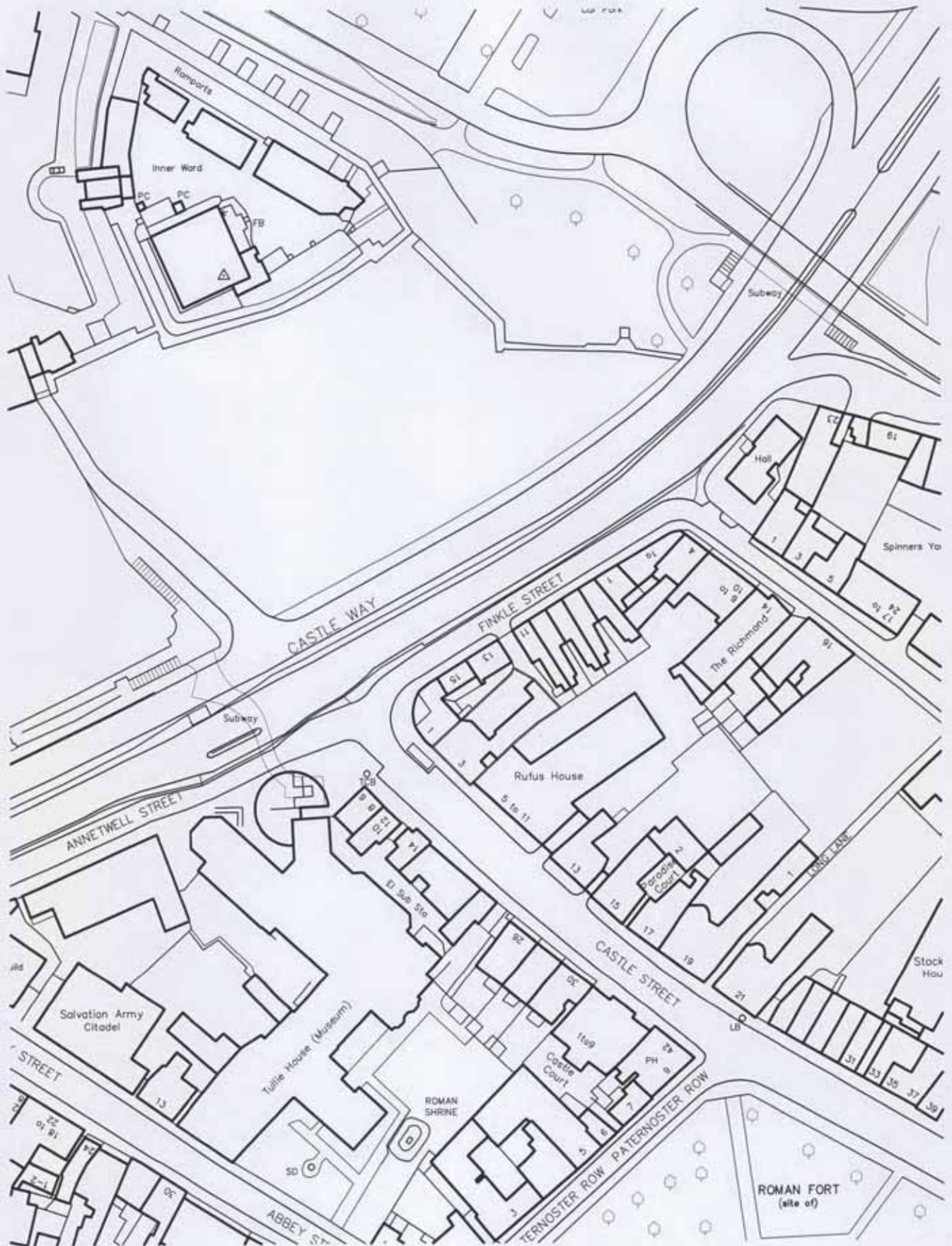
- 1. The works shall be begun not later than the expiration of 3 years beginning

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 5 October 2011;
 2. Design & Access Statement, received 5 October 2011;
 3. Location Plan, received 3 October 2011 (Drawing 01);
 4. Block Plan, received 10 October 2011 (Drawing 02);
 5. Existing Front Elevation, received 3 October 2011 (Drawing 03);
 6. Proposed Elevations, received 10 October 2011 (Drawing 04 Rev A);
 7. Signage Details, received 3 October 2011;
 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.



rev amendment date

Client: TWO CASTLES HOUSING ASSOCIATION

Project: 3 CASTLE STREET SIGNAGE

Drawing: LOCATION PLAN

Job Ref: 1915-02-10

Drawing No: 01

Rev:

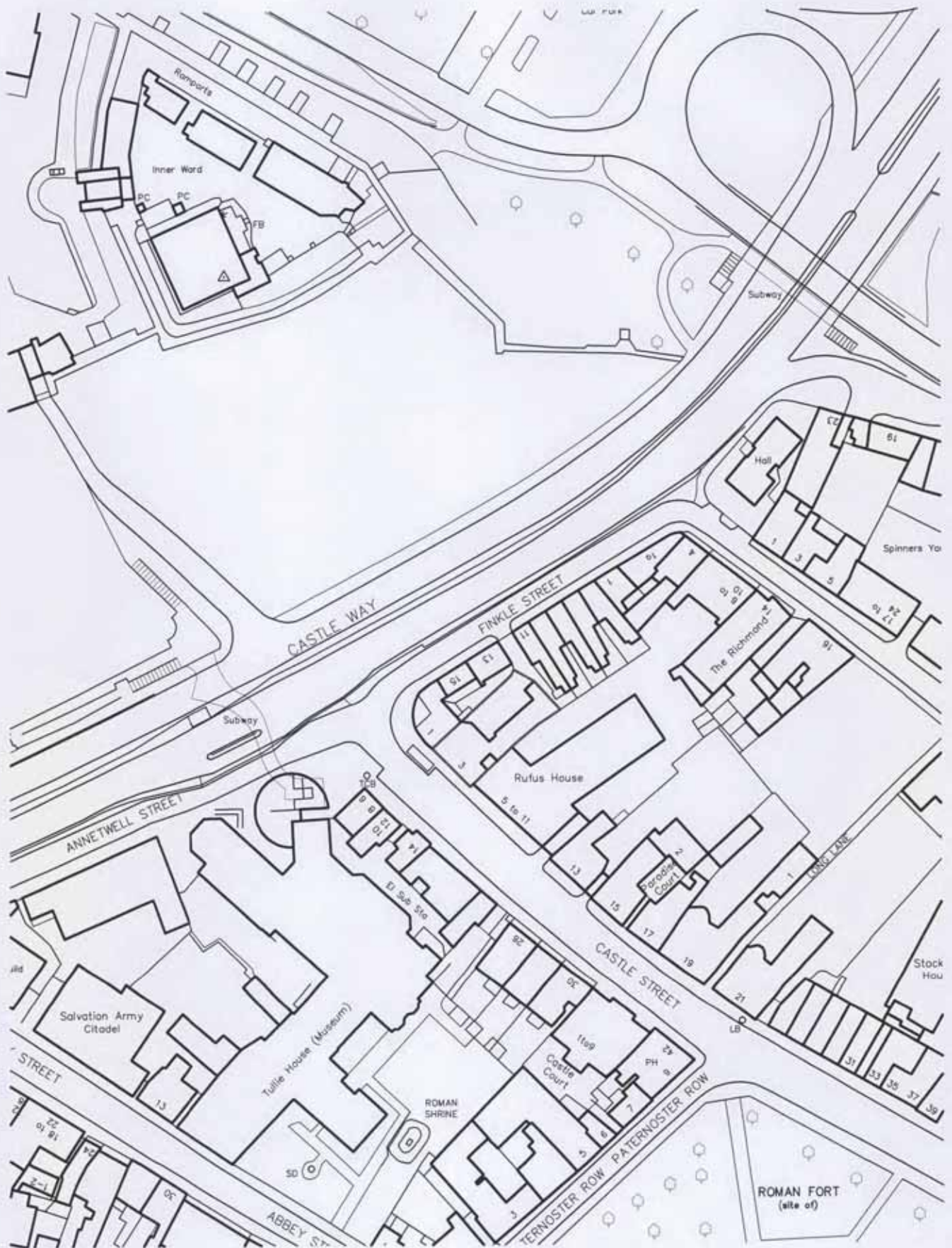
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Checked: RR

Date: AUG 11

ELLIOTT
JOHNSON





rev amendment date

Client: TWO CASTLES HOUSING ASSOCIATION

Project: 3 CASTLE STREET SIGNAGE

Drawing: LOCATION PLAN

Job Ref: 1915-02-10

Drawing No: 01

Rev:

Scale: 1:1250@A4 Drawn: RA

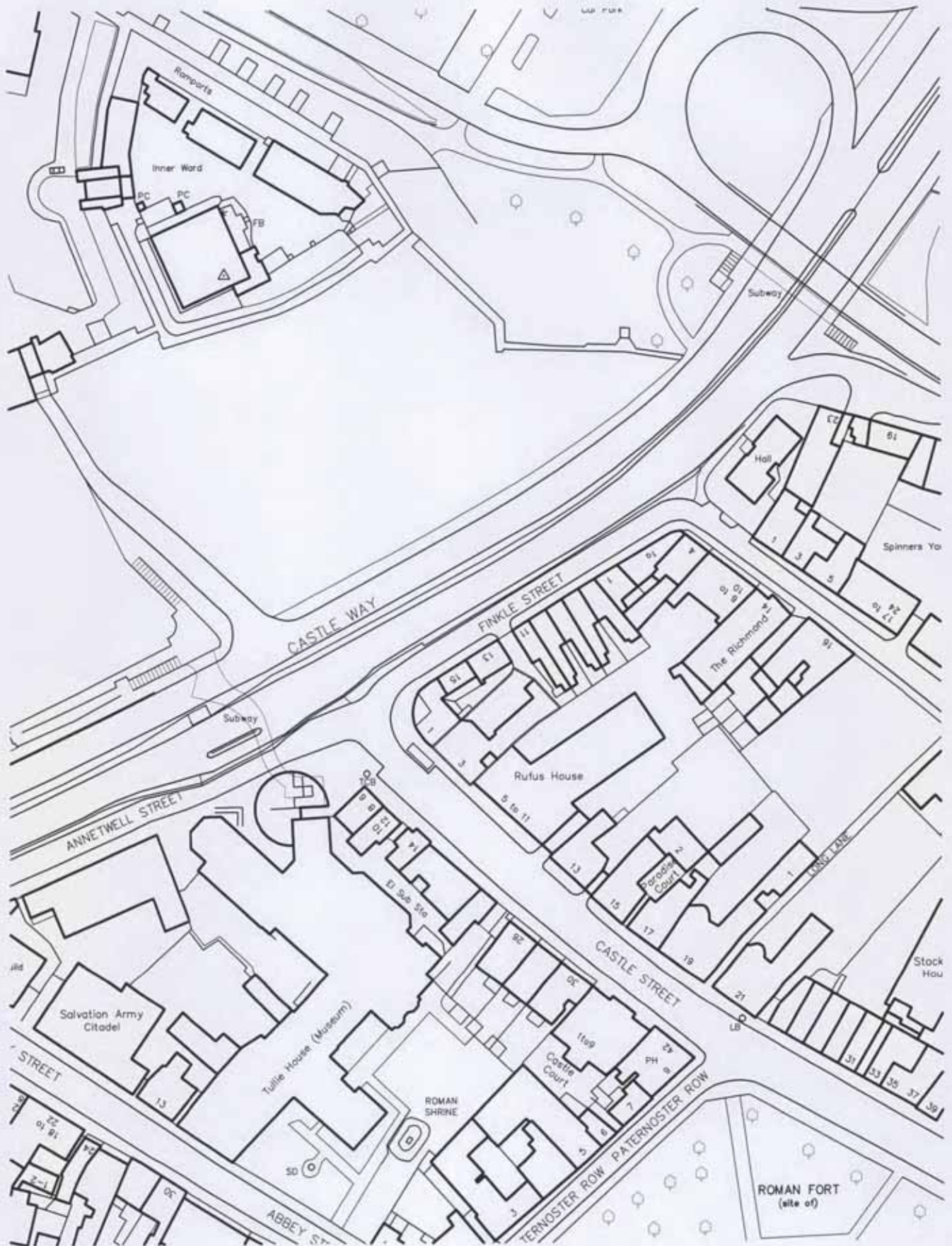
Checked: RR

Date: AUG 11

ELLIOTT
JOHNSON



Townley House, Station Road, York YO1 1AB. T: 01904 545555 F: 01904 545556 E: e.johnson@elliottjohnson.co.uk W: www.elliottjohnson.co.uk



rev amendment date

Client: TWO CASTLES HOUSING ASSOCIATION

Project: 3 CASTLE STREET SIGNAGE

Drawing: LOCATION PLAN

Job Ref: 1915-02-10

Drawing No: 01

Rev:

Scale: 1:1250@A4 Drawn: RA

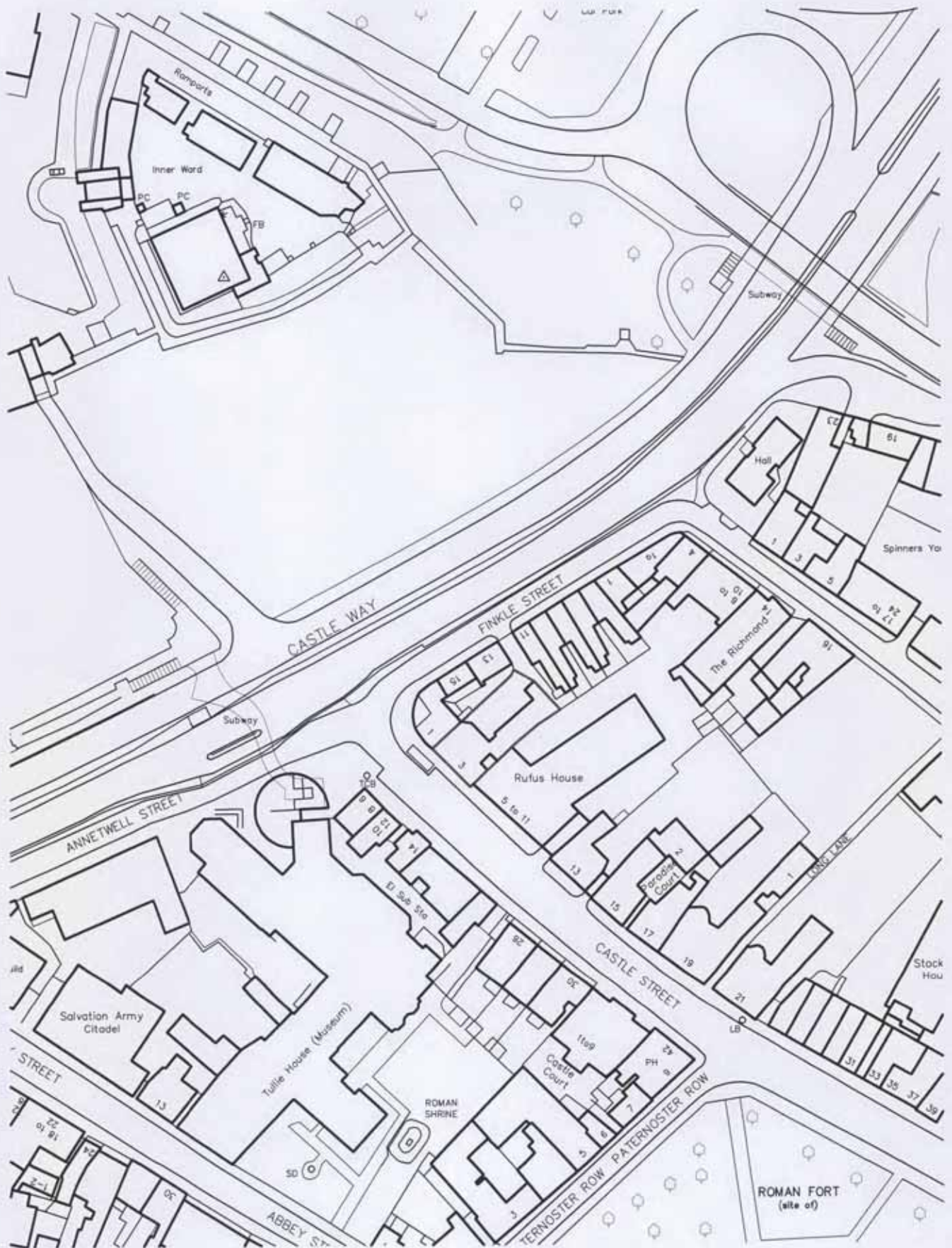
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Date: AUG 11

ELLIOTT
JOHNSON



Townley House, Station Road, York YO1 1AB. T: 01904 545555 F: 01904 545556 E: e.johnson@elliottjohnson.co.uk W: www.elliottjohnson.co.uk



rev amendment date

Client: TWO CASTLES HOUSING ASSOCIATION

Project: 3 CASTLE STREET SIGNAGE

Drawing: LOCATION PLAN

Job Ref: 1915-02-10

Drawing No: 01

Rev:

Scale: 1:1250@A4 Drawn: RA

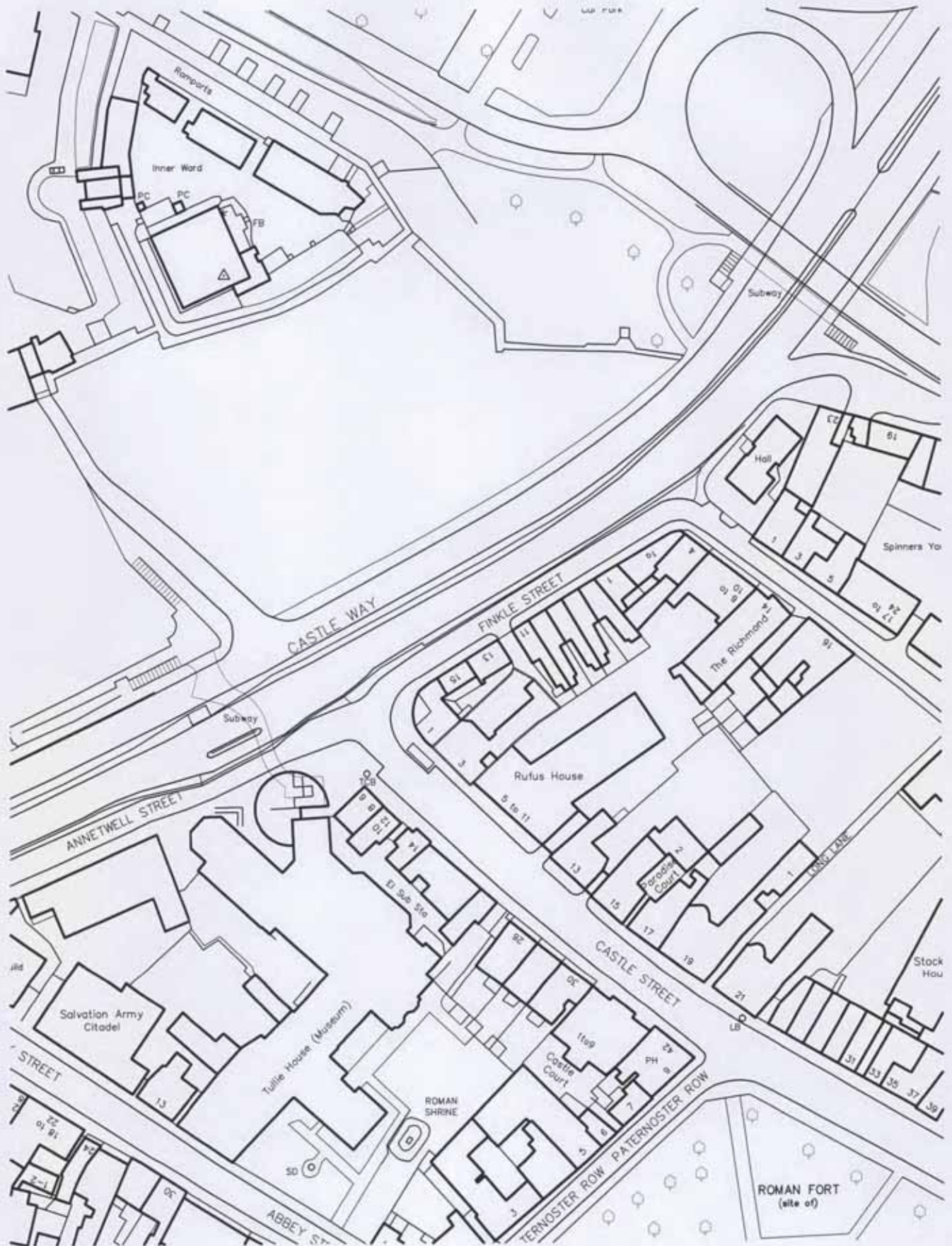
Checked: RR

Date: AUG 11

ELLIOTT
JOHNSON



Two Castles House, Station Road, York YO1 1AB. T: 01904 545555 F: 01904 545556 E: e.johnson@elliottjohnson.co.uk W: www.elliottjohnson.co.uk



REV: 1915-02-10

Client: TWO CASTLES HOUSING ASSOCIATION

Project: 3 CASTLE STREET SIGNAGE

Drawing: LOCATION PLAN

Job Ref: 1915-02-10

Drawing No: 01

Rev:

Scale: 1:1250@A4 Drawn: RA

Checked: RR

Date: AUG 11

ELLIOTT
JOHNSON



SCHEDULE A: Applications with Recommendation

11/0872

Item No: 14

Date of Committee: 16/12/2011

Appn Ref No:
11/0872

Applicant:
Mr Brittain

Parish:
Carlisle

Date of Receipt:
14/10/2011

Agent:
Asquith

Ward:
Castle

Location:

Two Castles Housing Association, 3 Paternoster Row, Carlisle, CA3 8TT

Proposal: Display Of 1No. External Fascia Sign And 1No. Hanging Sign; Display Of 2No. Internal Fascia Signs (Non Illuminated) (LBC)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

2.1 Impact of the proposal on the listed building

3. Application Details

The Site

3.1 This proposal is seeking Listed Building Consent for the display of one external fascia sign, two internal fascia signs and one hanging sign at Two Castles Housing Association, 3 Paternoster Row, Carlisle. An existing brass wall mounted sign, which measures 0.5m in length by 0.3m in height, is currently located on the front elevation of the property, adjacent to the main entrance.

The Proposal

3.2 The proposal is seeking Listed Building Consent to replace the existing fascia sign with a new aluminium wall mounted panel. This would measure 0.45m in length by 0.28m in height. Two small wall mounted signs would also be provided inside the building. A hanging sign would be added to the

property and this would be sited on the wall above the proposed fascia sign. This would be fixed onto a metal bracket and would measure 0.75m in length by 0.4m in height. It would be made from enamelled aluminium and would contain the company name and logo.

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. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections.
Conservation Area Advisory Committee: - the Committee consider that the proposed fascia sign is on balance acceptable. However, they feel that the proposed hanging sign is unnecessary. They recommend that the hanging sign sets an unwelcome precedent for the advertisement of office premises which adds additional clutter to this important elevation. It is suggested that this aspect of the application is removed but that the fascia sign is approved.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies EC17, LE12, LE19 and CP5 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Impact On The Character And Appearance Of The Listed Building
- 6.2 Both the Conservation Area Advisory Committee (CAAC) and the Council's Heritage Officer consider that the proposed signage is excessive. CAAC considers that the hanging sign sets an unwelcome precedent for the advertisement of office premises which adds additional clutter to this important elevation. It suggests that the hanging sign should be removed from the application but that the fascia sign be approved. The Council's Heritage Officer considers that either the hanging sign or the wall mounted signage would be acceptable, but that both elements taken together constitute an adverse impact on the appearance of the building, which is listed and which lies within the conservation area.
- 6.3 In response to this objection, the applicant considers that a precedent has already been set in Paternoster Row for hanging signs on buildings providing services to the local community. The building provides a range of services including interviews, rent payments, rent reviews and a range of tenancy related issues for existing and potential customers (tenants). Two Castles provides 3,400 affordable homes to the North of England and are committed to providing more high quality affordable homes. The proposed hanging signage is deemed essential to allow the building to be readily identified by all

members of the public from Paternoster Row. The building next door but one, which is occupied by the University of Cumbria and which is also a listed building, has a hanging sign.

- 6.4 The proposed external fascia sign would replace an existing sign adjacent to the main entrance into the property and would be of a similar size. The two internal fascia signs would be small in scale and would not be visible from outside the property. The CAAC has raised no objections to these signs. In light of the above, the fascia signs are acceptable.
- 6.5 The hanging sign would be located on the wall above the proposed external fascia sign. It would be of an acceptable scale and would hang from a metal bracket. It would contain the name of the company and their logo. An adjacent building, which is listed, has an existing hanging sign. Whilst the concerns of the CAAC and the Council's Heritage Officer are noted, it would be unreasonable to refuse permission for a small, well designed hanging sign, given the presence of an existing hanging sign on a listed building in close proximity to the application site.

Conclusion

- 6.6 In overall terms, the proposal would not have a significant adverse impact on the character or appearance of the listed building. In all aspects the proposal is compliant with the objectives of the adopted Local Plan Policies.

7. Planning History

- 7.1 In 1990, planning permission and Listed Building Consent were granted for the change of use of the building into offices (90/0187 & 90/0481).
- 7.2 A number of planning and Listed Building applications have been made since 1990 in relation to the use of the building as offices.

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.

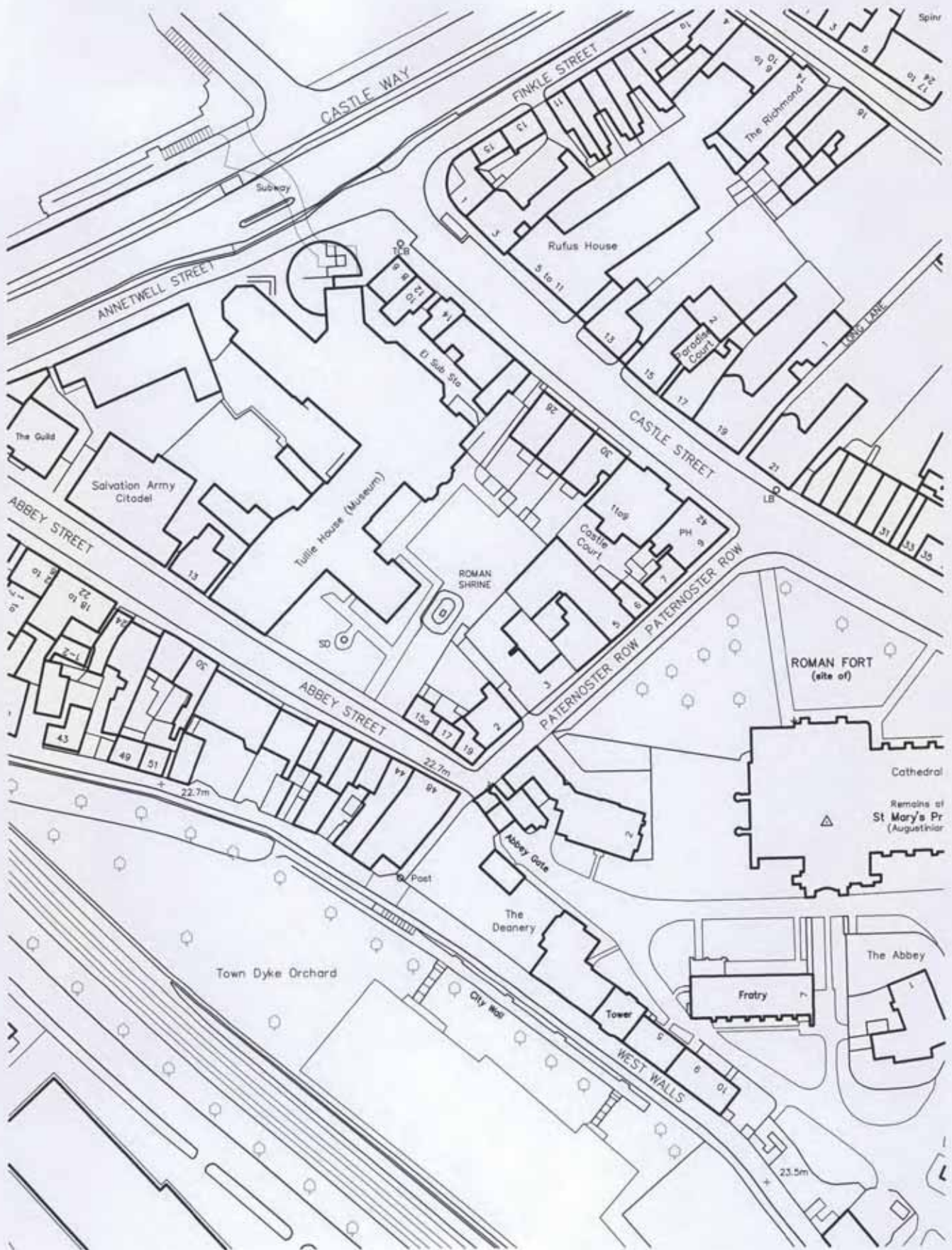
Reason: In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The approved documents for this Listed Building Consent comprise:

1. the submitted planning application form, received 5 October 2011;
2. Design & Access Statement, received 5 October 2011;
3. Location Plan, received 5 October 2011 (Drawing 01);

4. Block Plan, received 10 October 2011 (Drawing 02);
5. Existing Front Elevation, received 5 October 2011 (Drawing 03);
6. Proposed Front Elevation, received 10 October 2011 (Drawing 04);
7. Proposed Internal Signage, received 14 October 2011 (Drawing 01 Rev RA);
8. Signage Details, received 5 October 2011;
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

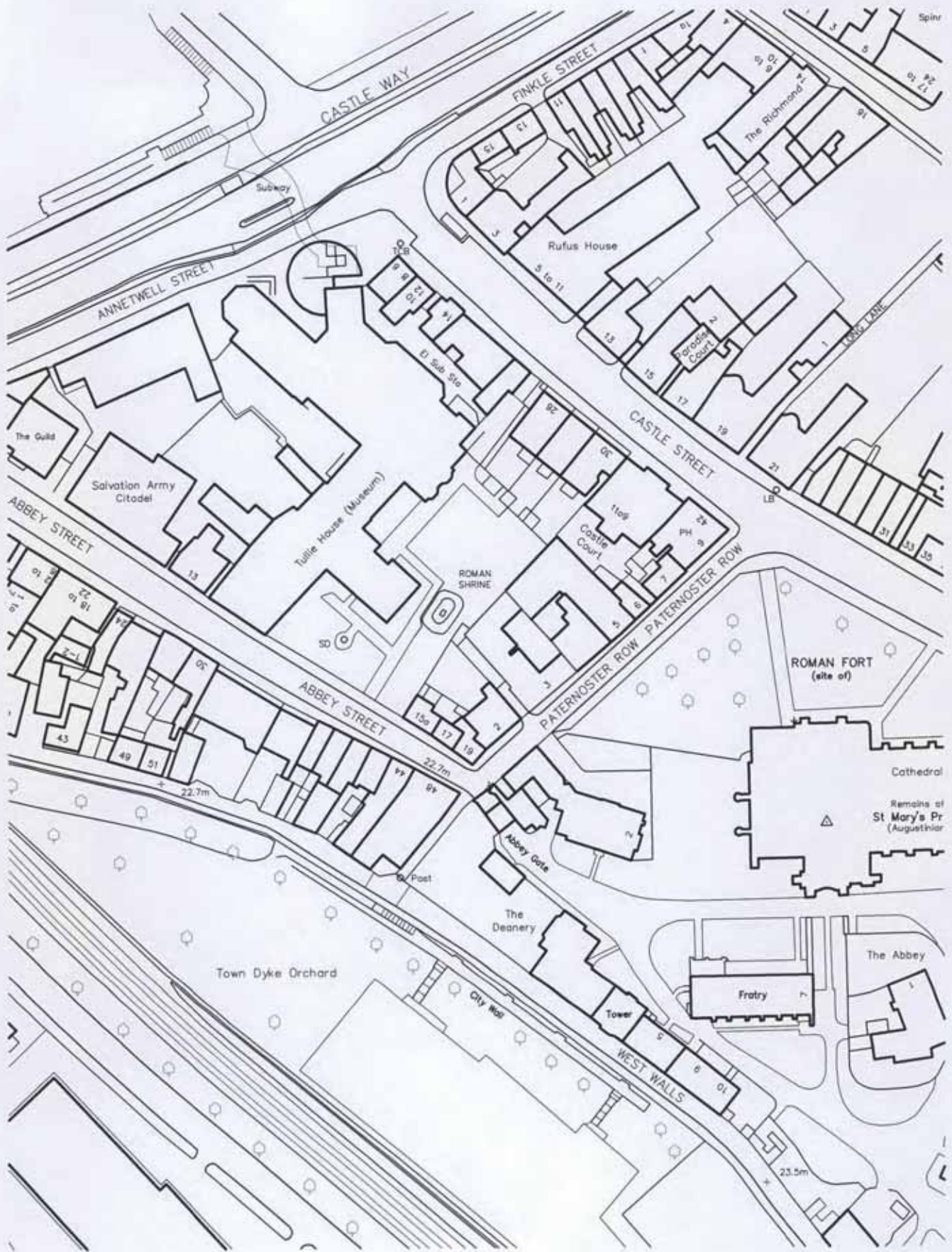
Reason: For the avoidance of doubt.



1:1250 @ A4 Drawn: RA Date: AUG 11

Client: TWO CASTLES HOUSING ASSOCIATION
 Project: 3 PATERNOSTER ROW SIGNAGE
 Drawing: LOCATION PLAN
 Job Ref: 1915-02-10 Drawing No: 01 Rev:
 Scale: 1:1250 @ A4 Drawn: RA Checked: RR Date: AUG 11

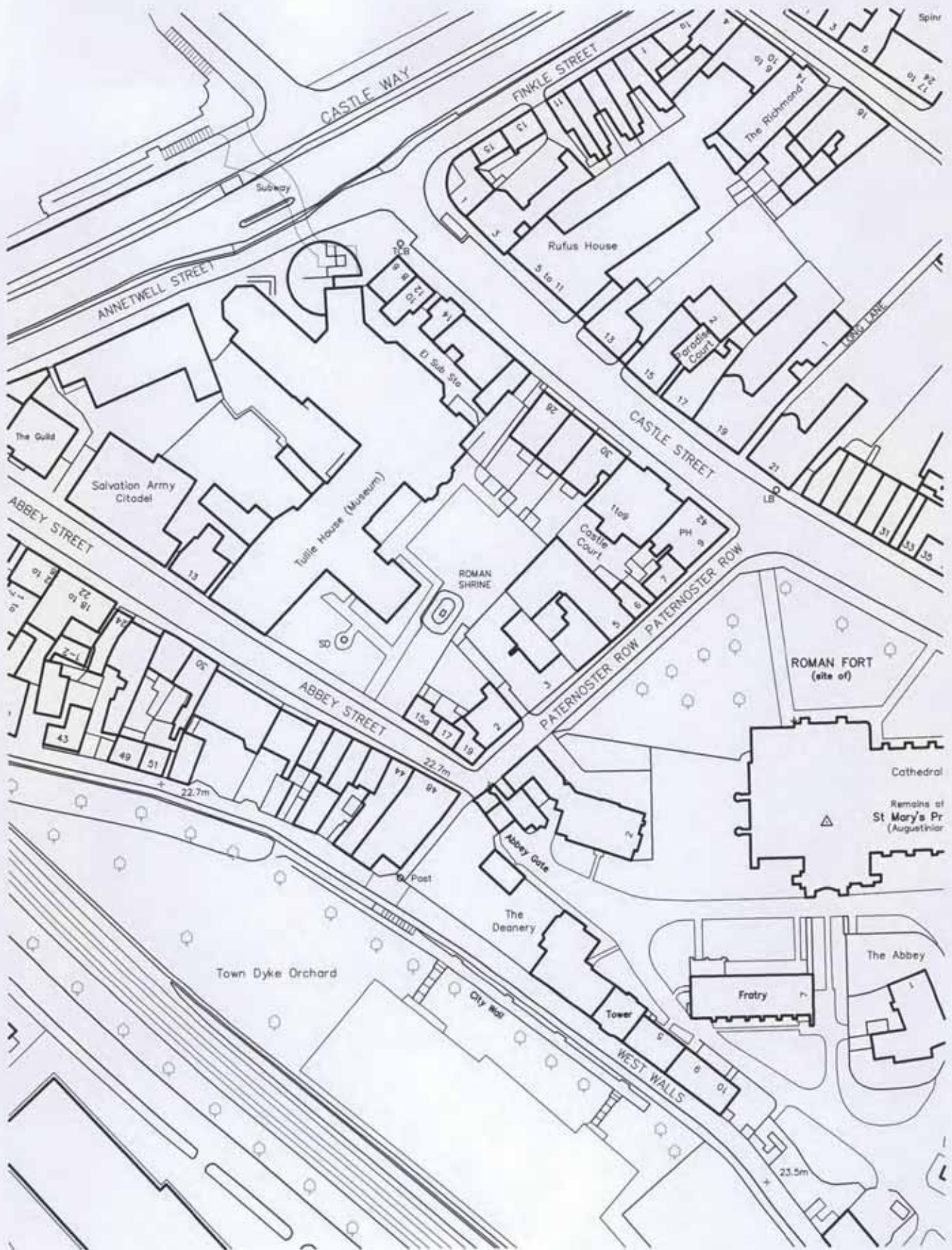
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JOHNSON *E.*



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Client: TWO CASTLES HOUSING ASSOCIATION
 Project: 3 PATERNOSTER ROW SIGNAGE
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 Scale: 1:1250 @ A4 Drawn: RA Checked: RR Date: AUG 11

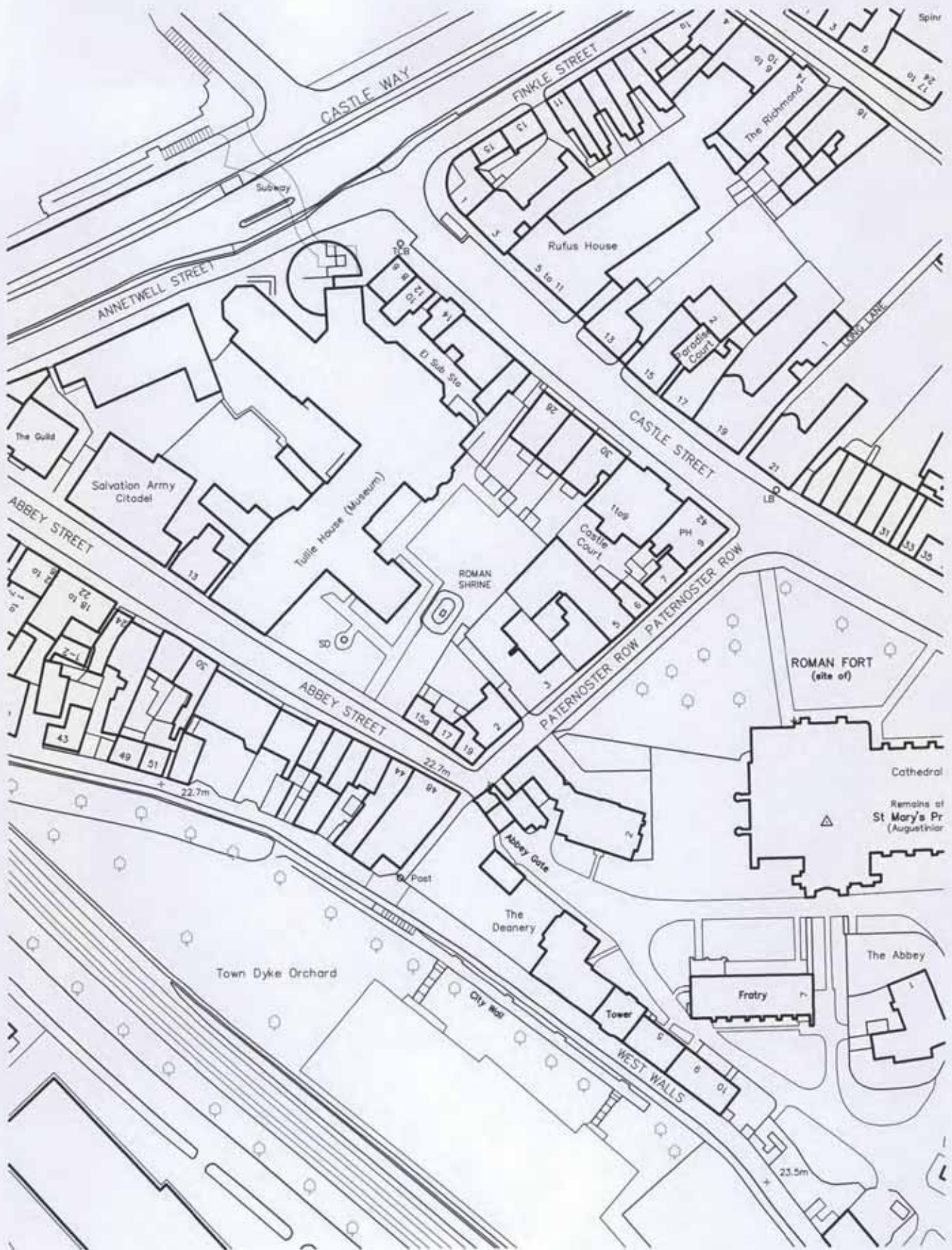
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JOHNSON *E.*



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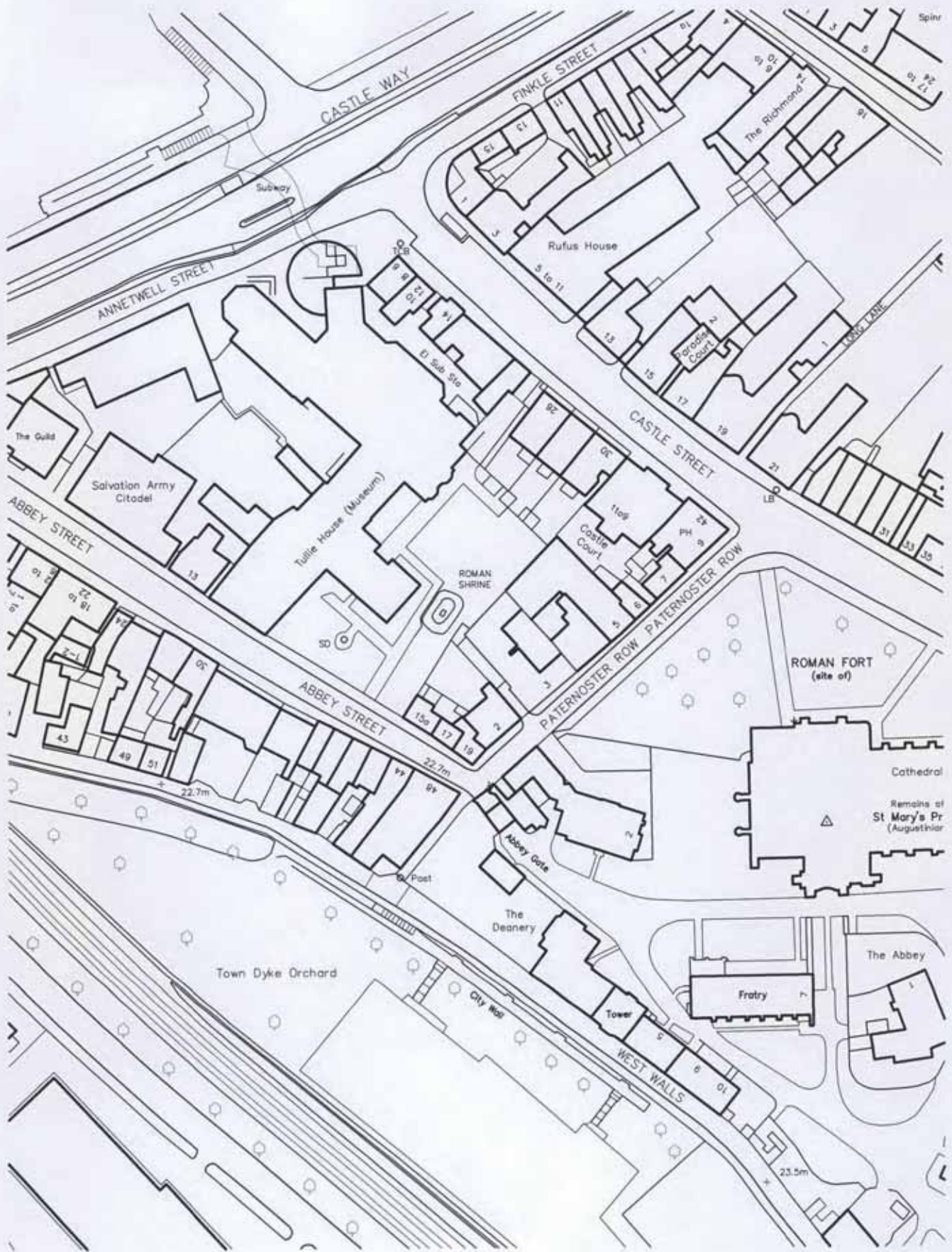
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JOHNSON *E.*



1:1250 @ A4 Drawn: RA Date: AUG 11

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 Project: 3 PATERNOSTER ROW SIGNAGE
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 Scale: 1:1250 @ A4 Drawn: RA Checked: RR Date: AUG 11

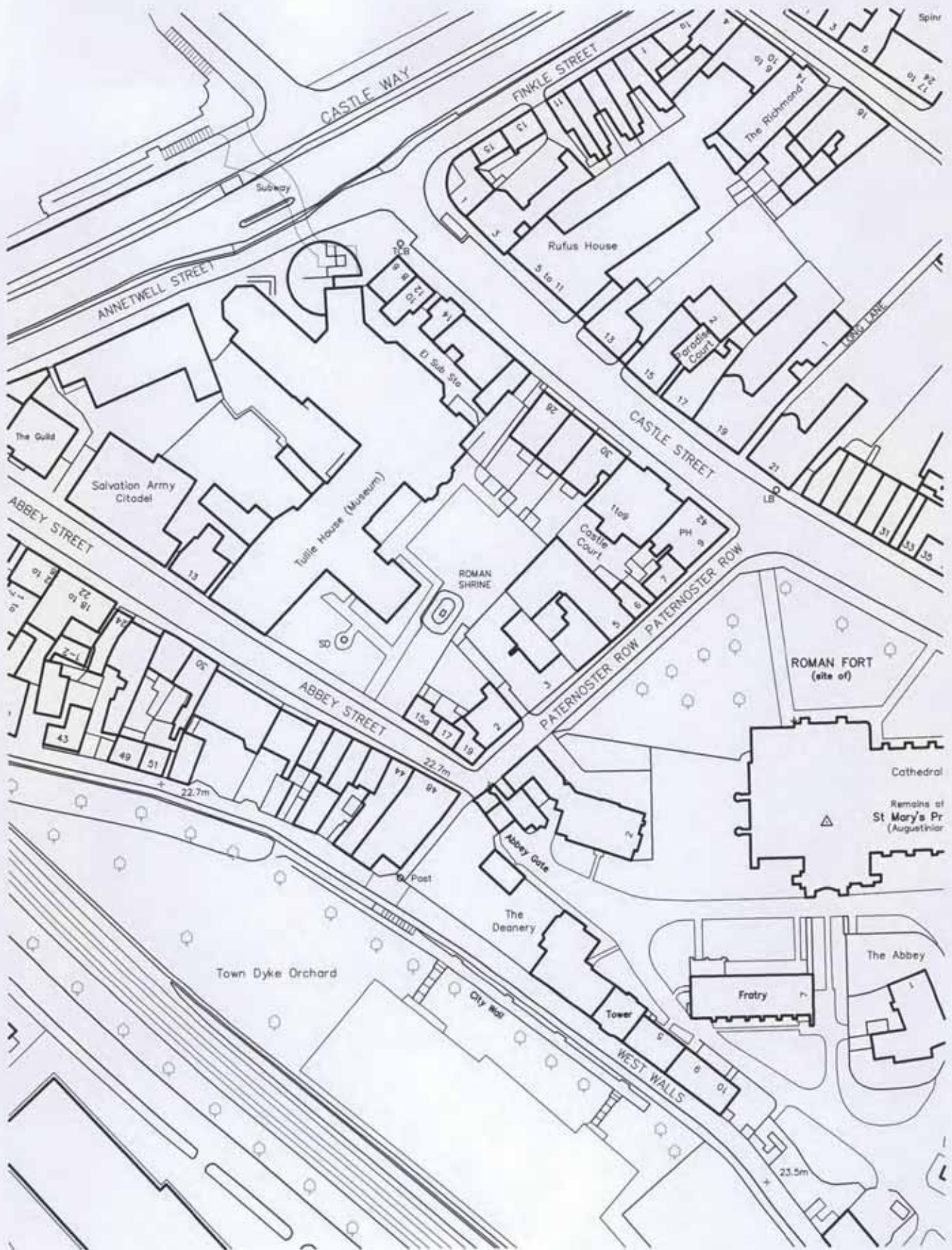
ELLIOTT
JOHNSON *E.*



0 22.7m

Client: TWO CASTLES HOUSING ASSOCIATION
 Project: 3 PATERNOSTER ROW SIGNAGE
 Drawing: LOCATION PLAN
 Job Ref: 1915-02-10 Drawing No: 01 Rev:
 Scale: 1:1250@A4 Drawn: RA Checked: RR Date: AUG 11

ELLIOTT
JOHNSON *E.*



1:1250 @ A4 Drawn: RA Date: AUG 11

Client: TWO CASTLES HOUSING ASSOCIATION
 Project: 3 PATERNOSTER ROW SIGNAGE
 Drawing: LOCATION PLAN
 Job Ref: 1915-02-10 Drawing No: 01 Rev:
 Scale: 1:1250 @ A4 Drawn: RA Checked: RR Date: AUG 11

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JOHNSON *E.*

SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

SCHEDULE D

SCHEDULE D

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 29/10/2011 and 02/12/2011

Appn Ref No:
10/0997

Applicant:
Mrs Jeanette Henderson

Parish:
Orton

Date of Receipt:
09/11/2010

Agent:
Abacus Building Design

Ward:
Burgh

Location:
The Limes, Great Orton, Carlisle, CA5 6NA

Grid Reference:
332823 554202

Proposal: Conversion Of Barns To 2no. Residential Dwellings And Conversion Of Stable Block To Garages

Amendment:

Decision: Grant Permission

Date: 11/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0270

Applicant:
Mr & Mrs Watson

Parish:
Hayton

Date of Receipt:
04/08/2011

Agent:
Unwin Jones Partnership

Ward:
Hayton

Location:
Stonehouse Farm, Hayton, Brampton, CA8 9JE

Grid Reference:
351209 557880

Proposal: Conversion Of Farm Buildings To Create 11 Dwellings With 9 Additional Garages (Revised Application)

Amendment:

Decision: Grant Permission

Date: 31/10/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0540

Applicant:
Mr David Johnston

Parish:
Wetheral

Date of Receipt:
28/06/2011

Agent:
TSF Developments Ltd

Ward:
Great Corby & Geltsdale

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

The Coach House, Heads Nook, Brampton, CA8
9AG

349034 555859

Proposal: Change Of Use Of Existing Premises To Form 3No. B & B Bedrooms, Camping Barn, Cafe And Licensed Bar With Ancillary Sales, Together With The Retention Of The First Floor Function Room/Lounge Area, Formation Of New Vehicular Entrance And Extension Of Domestic Curtilage To Serve The Residential Dwelling

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0619

Applicant:

Mr Shaun McDermott

Parish:

Carlisle

Date of Receipt:

12/09/2011

Agent:

Ward:

Belle Vue

Location:

Rear of St. Barnabas Church Hall, Newtown Road,
Carlisle, CA2 7NJ

Grid Reference:

338078 556087

Proposal: Change Of Use Of Vacant Land For Temporary Car Park For Applegarth Nursing Home Staff Until February 2013 (Retrospective)

Amendment:

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0630

Applicant:

Mrs Judith Towill

Parish:

Burgh-by-Sands

Date of Receipt:

12/09/2011

Agent:

Ashwood Design
Associates

Ward:

Burgh

Location:

The Dower House, Moorhouse Hall, Moorhouse,
Carlisle, Cumbria, CA5 6HA

Grid Reference:

333160 556735

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Reduction Of Height Of Garden Wall From Approx 3 Metres To 2 Metres Following Partial Collapse; Reconstruction Of Collapsed Section To 2 Metre (LBC)

Amendment:

Decision: Refuse Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0634

Applicant:
Mr Geffery Armstrong

Parish:
Carlisle

Date of Receipt:
28/07/2011

Agent:
S & H Construction

Ward:
Denton Holme

Location:
89 & 91 Denton Street, Carlisle, Cumbria, CA2 5EG

Grid Reference:
339832 555199

Proposal: Change Of Use From Shop To Dwelling At No.91; Change Of Use Of Floor Above Newsagents At No.89 To Dwelling With Two Storey Rear Extension To Provide Bedroom, Living Room And Kitchen

Amendment:

Decision: Grant Permission

Date: 01/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0678

Applicant:
Treadfast Tyres Limited

Parish:
Carlisle

Date of Receipt:
11/08/2011

Agent:

Ward:
Belah

Location:
Kingmoor Road, Carlisle, Cumbria

Grid Reference:
338786 557776

Proposal: Renewal Of Unexpired Permission Appn Ref: 08/0828 For The Erection Of 7no. Light Industrial Units And Associated Parking/ Circulation Areas. Extension Of Existing Storage Facility Together With Recladding Of Walls And Roofs Of Existing Industrial Units

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0682

Applicant:
Burthwaite Farms

Parish:
St Cuthberts Without

Date of Receipt:
11/08/2011 13:00:14

Agent:
Mr Hetherington

Ward:
Dalston

Location:
Orchard House, Burthwaite, Wreay, Carlisle, CA4
0RT

Grid Reference:
341557 549741

Proposal: Proposed Slurry Lagoon

Amendment:

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0684

Applicant:
Westwood Nurseries

Parish:
Dalston

Date of Receipt:
20/09/2011

Agent:

Ward:
Dalston

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

Grid Reference:
335350 551671

Proposal: Change Of Use From Retail Of Spas And Saunas To Video
Editing/Production, Storage And Distribution Of Religious Publications
Together With Ancillary Sales (Retrospective Application)

Amendment:

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

Applicant:

Parish:

11/0692 Mrs Aglionby Stanwix Rural

Ward:
Stanwix Rural

Grid Reference:
340937 559054

Proposal: Change Of Use Of First Floor Domestic/Commercial Storage Space To Provide Additional Residential Accommodation; Insertion Of Additional Window Openings

Amendment:

Decision: Grant Permission

Date: 31/10/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0693

Applicant:
Mr Freeman

Parish:
Wetheral

Date of Receipt:
26/08/2011

Agent:
Gray Associates Limited

Ward:
Wetheral

Location:
Dale View, Wetheral Pasture, Wetheral, Carlisle,
CA4 8HR

Grid Reference:
346108 552977

Proposal: Demolition Of Existing Garage And Store; Erection Of 2 Storey Double Garage, Store And Office; Erection Of Single Storey Building To Provide Ancillary Accommodation Comprising Lounge, 2no. Bedrooms And Bathroom; Two Storey Side And Rear Extensions And Provision Of Second Floor To Dwelling; Change Of Use Of 10 Metre Strip Of Land To Rear Of Dwelling To Extend Garden Area

Amendment:

Decision: Grant Permission

Date: 23/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0694

Applicant:
Citadel Estates Ltd

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
26/08/2011

Agent:
Holt Planning Consultancy

Ward:
Denton Holme

Location:
Former Premises of Glenwarwick Shirt Co Ltd, Lime
Street, Carlisle

Grid Reference:
339970 555301

Proposal: Variation Of Conditions 2 (Approved Plans); 4 (Cyclepath And Associated Low Wall/Railings); 5 (First Floor Gable End Arched Windows); 10 (Materials); 11 (Hard Surface Finishes) And Removal Of Condition 6 (Insertion Of "Dummy" First Floor Gable End Arched Window) Of Previously Approved Appn Ref: 10/0408

Amendment:

Decision: Grant Permission

Date: 25/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0710

Applicant:
Glenmore Trust

Parish:
Rockcliffe

Date of Receipt:
18/08/2011

Agent:

Ward:
Longtown & Rockcliffe

Location:
Heathlands Farm, Harker Road Ends, Harker,
Carlisle, CA6 4HN

Grid Reference:
337556 561388

Proposal: Proposed Single Storey Extension Comprising Teaching And Training Facilities, New Cafe Area; Extension To Existing Kitchen, Sanitary Provision Improvements To Current Facilities

Amendment:

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0713

Applicant:
Nestle UK LTD

Parish:
Dalston

Date of Receipt:
19/08/2011 13:00:45

Agent:
Ashwood Design
Associates

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Nestle UK Limited, Dalston, Carlisle, CA5 7NH

Grid Reference:

337349 550836

Proposal: Extension Of Existing Egron 2 Tower To Accommodate Processing Plant

Amendment:

1. Louvers moved to fourth and fifth floor levels and second silencer incorporated on the roof plan.

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0720

Applicant:
One Medical

Parish:

Date of Receipt:
23/08/2011 13:02:08

Agent:
QAD Architects

Ward:
Belah

Location:

Former Belah School Site, Eden Street, Stanwix,
Carlisle

Grid Reference:

339643 557668

Proposal: Erection Of Two Storey Primary Care Centre And Pharmacy With
Associated Car Parking

Amendment:

Decision: Grant Permission

Date: 16/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0739

Applicant:
Mr Horsfall

Parish:
Brampton

Date of Receipt:
28/09/2011

Agent:
Tsada Building Design
Services

Ward:
Brampton

Location:

Land Between Iona And Oulton Terrace, Gelt Road,
Brampton, CA8 1QH

Grid Reference:

353051 560470

Proposal: Erection Of 2no. Dwellings With Integrated Garage Space

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Refuse Permission

Date: 23/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0742

Applicant:
Mr John Waters

Parish:
Nicholforest

Date of Receipt:
26/08/2011

Agent:
Mr Bruce Armstrong-Payne

Ward:
Lyne

Location:
Caravan Park North of Spruce Grove, Penton,
Carlisle, CA6 5QR

Grid Reference:
345807 576440

Proposal: Discharge Of Conditions 2 (Tree And Shrub Planting Scheme); 4 (Colour Scheme For Caravans); 5 (Foul Drainage) And 6 (Surface Water Drainage) Of Previously Approved Planning Permission 08/0906

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0751

Applicant:
J W Roe

Parish:
Beaumont

Date of Receipt:
07/09/2011

Agent:
Mr Hetherington

Ward:
Burgh

Location:
Reservoir Farm, Moorhouse Road, Moorhouse,
Carlisle, CA5 6JJ

Grid Reference:
335596 556620

Proposal: Erection Of Cubicle Shed

Amendment:

Decision: Grant Permission

Date: 02/11/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0753

Applicant:
Mr Lessels

Parish:

Date of Receipt:
12/09/2011

Agent:
S & H Construction

Ward:
Denton Holme

Location:
46 Waterside House, Denton Mill Close, Carlisle,
Cumbria, CA2 5HF

Grid Reference:
339668 554476

Proposal: Insertion Of 1no. Bedroom Within Roof Space And Installation Of 2no.
Velux Roof Lights (LBC)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0754

Applicant:
Messrs J Maughan & Sons Cumwhitton

Parish:

Date of Receipt:
05/09/2011

Agent:
CTM Group Ltd

Ward:
Great Corby & Geltsdale

Location:
Gateshaw Mill, Cumrew, Brampton, Carlisle, CA8
9DG

Grid Reference:
354390 549874

Proposal: Formation Of Slurry Lagoon

Amendment:

Decision: Grant Permission

Date: 30/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0761

Applicant:
Mr Ewart

Parish:
Burgh-by-Sands

Date of Receipt:
26/09/2011

Agent:
Edwin Thompson

Ward:
Burgh

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Land between Marsh Cottage and The Croft, Burgh
by Sands

Grid Reference:

332158 558985

Proposal: Discharge Of Conditions 3 (Ground/Floor Levels); 5 (Materials); 6 (Construction And Drainage Of Access Area); 9 (Hard Surface Finishes); 10 (Hard And Soft Landscape Works); 11 (Soakaway); 12 (Percolation Results) And 13 (Roadside Boundary Wall) Of Previously Approved Permission 10/0204

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0766

Applicant:
Turner Estate Solutions

Parish:
Kirkandrews

Date of Receipt:
05/10/2011

Agent:
URS Scott Wilson

Ward:
Longtown & Rockcliffe

Location:
Building 17, Defence Estates, DSDA Longtown,
CA6 5LX

Grid Reference:
336026 567907

Proposal: Change Of Use Of Canteen To Storage Facility

Amendment:

Decision: Grant Permission

Date: 23/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0767

Applicant:
Mr Ewart

Parish:
Burgh-by-Sands

Date of Receipt:
06/09/2011

Agent:
Edwin Thompson

Ward:
Burgh

Location:
Land between Marsh Cottage and The Croft, Burgh
by Sands

Grid Reference:
332158 558985

Proposal: Variation Of Condition 7 Of Previously Approved Permission 10/0204 To

SCHEDULE E: Decisions Issued Under Delegated Powers

Amend Stone Wall To Brick Wall

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0769

Applicant:
Mr P B J Fontana

Parish:
Carlisle

Date of Receipt:
12/09/2011

Agent:
Jock Gordon

Ward:
Belah

Location:
57 Kingstown Road, Carlisle, Cumbria, CA3 0AB

Grid Reference:
339734 558108

Proposal: Change Of Use From A1 (Shop) To A5 (Hot Food Takeaway) And Single Storey Rear Extension To Provide Preparation Room, Store And W.C., And Erection Of Flue Pipe To Rear Elevation

Amendment:

Decision: Refuse Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0770

Applicant:
Mr Andrew Dunning

Parish:
Wetheral

Date of Receipt:
06/09/2011

Agent:
Mr David Lamond

Ward:
Wetheral

Location:
Warwick Bank, Warwick on Eden, Carlisle, Cumbria, CA4 8PA

Grid Reference:
346570 556575

Proposal: Demolition Of Existing 2 Storey Flat Roofed Bay, Cloaks, Utility, Wood Store And Section Of Stone Wall And Formation Of Single Storey Extension To Provide New Entrance, Cloaks And Hall

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 31/10/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0771

Applicant:
Mr Andrew Dunning

Parish:
Wetheral

Date of Receipt:
06/09/2011

Agent:
Mr David Lamond

Ward:
Wetheral

Location:
Warwick Bank, Warwick on Eden, Carlisle, Cumbria,
CA4 8PA

Grid Reference:
346570 556575

Proposal: Demolition Of Existing 2 Storey Flat Roofed Bay, Cloaks, Utility And
Wood Store And Section Of Stone Wall (Conservation Area Consent)

Amendment:

Decision: Grant Permission

Date: 31/10/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0776

Applicant:
S and R Hall Properties

Parish:

Date of Receipt:
14/09/2011

Agent:
Hyde Harrington

Ward:
Denton Holme

Location:
Byron House, The Maltings, Shaddongate, Carlisle,
Cumbria, CA2 5TU

Grid Reference:
339520 555934

Proposal: Variation Of Condition 3 Of Previously Approved Appn Ref: 97/0550 To
Allow The Sale Of Footwear

Amendment:

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0777

Applicant:
William Strike Ltd

Parish:
Stanwix Rural

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
09/09/2011

Agent:
William Strike Ltd

Ward:
Stanwix Rural

Location:
Houghton Hall Garden Centre, Houghton, Carlisle,
CA6 4JB

Grid Reference:
341260 559874

Proposal: Replace Existing Signage At Entrance To Garden Centre

Amendment:

Decision: Grant Permission

Date: 02/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0779

Applicant:
Stewart Williamson Limited Kingmoor

Parish:

Date of Receipt:
13/09/2011

Agent:

Ward:
Stanwix Rural

Location:
Atlantic House, Fletcher Way, Parkhouse, Carlisle
CA3 0LJ

Grid Reference:
338797 559873

Proposal: Installation Of 32No. Solar Panels To Roof

Amendment:

Decision: Grant Permission

Date: 08/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0780

Applicant:
Stewart Williamson Limited Kingmoor

Parish:

Date of Receipt:
13/09/2011

Agent:

Ward:
Stanwix Rural

Location:
Pacific House, Fletcher Way, Parkhouse, Carlisle,
CA3 0LJ

Grid Reference:
338742 559873

Proposal: Installation Of 32No. Solar Panels To Roof

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 08/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0784

Applicant:
Mr J C Stamper

Parish:
Wetheral

Date of Receipt:
12/09/2011

Agent:
Jock Gordon

Ward:
Wetheral

Location:
East Cottage, Cringles Farm, Cumwhinton, CA4
8DL

Grid Reference:
344515 552811

Proposal: Demolition Of Existing Garage And Store; Erection Of Two Storey Side Extension To Provide Living Room, Dining Room, Playroom, Study, W.C. And Double Garage On Ground Floor With 3No. Bedrooms (1No. With En-Suite), Bathroom And Store Above; Replacement Windows In Existing Cottage

Amendment:

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0785

Applicant:
Mr Stamper

Parish:
Wetheral

Date of Receipt:
12/09/2011

Agent:
Jock Gordon

Ward:
Wetheral

Location:
East Cottage, Cringles Farm, Cumwhinton, CA4
8DL

Grid Reference:
344515 552811

Proposal: Demolition Of Existing Garage And Store; Erection Of Two Storey Side Extension To Provide Living Room, Dining Room, Playroom, Study, W.C. And Double Garage On Ground Floor With 3No. Bedrooms (1No. With En-Suite), Bathroom And Store Above; Replacement Windows In Existing Cottage (LBC)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0786

Applicant:
Mr Carl Wykes

Parish:

Date of Receipt:
21/09/2011

Agent:

Ward:
Belah

Location:
Grange Cottage, Etterby Road, Carlisle, CA3 9QS

Grid Reference:
338643 556950

Proposal: Single Storey Rear Extension To Provide Sitting Room (Revised Application)

Amendment:

Decision: Grant Permission

Date: 16/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0787

Applicant:
Bijou

Parish:
Carlisle

Date of Receipt:
15/09/2011

Agent:

Ward:
Castle

Location:
34 Fisher Street, Carlisle, CA3 8RH

Grid Reference:
339996 556031

Proposal: Change Of Use From A1 (Retail) To A3 (Cafe/Restaurant)

Amendment:

1. Photographs Of Externally Mounted Ventilation Grille

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
11/0788

Applicant:
Bijou

Parish:
Carlisle

Date of Receipt:
20/09/2011

Agent:

Ward:
Castle

Location:
34 Fisher Street, Carlisle, CA3 8RH

Grid Reference:
339996 556031

Proposal: Display Of 3no. Fascia Signs, 2no. Projecting Signs And 1no. Menu Box

Amendment:

1. Revised Signage Detail

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0789

Applicant:
Bijou

Parish:
Carlisle

Date of Receipt:
20/09/2011

Agent:

Ward:
Castle

Location:
34 Fisher Street, Carlisle, CA3 8RH

Grid Reference:
339996 556031

Proposal: Removal Of Internal Stud Wall; Internal Stud Walling To Be Erected Between Archways; Display Of 3no. Fascia Signs, 2no. Projecting Signs And 1no. Menu Box Together With The Installation Of An Externally Mounted Ventilation Grille (LBC)

Amendment:

1. Photographs Of Externally Mounted Ventilation Grille

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0790

Applicant:
Mr Richard Povey

Parish:
Upper Denton

Date of Receipt:
30/09/2011

Agent:

Ward:
Irthing

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Dinmont House, Gilsland, Brampton, CA8 7BG

Grid Reference:

363309 566467

Proposal: Replace Roofing Materials On Outbuilding And Utility To Slate To Match Existing Roof; Repositioning Of Boiler And The Boiler Exhaust And Repointing Of House Using Lime Mortar (LBC)

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0794

Applicant:
Mr Dotchin

Parish:
Brampton

Date of Receipt:
08/09/2011 13:00:23

Agent:
JABA Architect Ltd

Ward:
Brampton

Location:

Cumcatch Farm, Brampton, CA8 2QR

Grid Reference:

354736 561142

Proposal: Re-roofing Of Existing Sheds At Dual Pitch Profile To Remove 2No. Valley Gutters

Amendment:

Decision: Grant Permission

Date: 02/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0795

Applicant:
Mr Dotchin

Parish:
Brampton

Date of Receipt:
23/09/2011

Agent:
JABA Architect Ltd

Ward:
Brampton

Location:

Cumcatch Farm, Brampton, CA8 2QR

Grid Reference:

354736 561142

Proposal: Extension To Existing Shed

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0796

Applicant:
Mr Whightman

Parish:
Castle Carrock

Date of Receipt:
16/09/2011

Agent:
Co-ordinate (Cumbria)
Limited

Ward:
Great Corby & Geltsdale

Location:
Tottergill Farm, Castle Carrock, CA8 9DP

Grid Reference:
354896 554444

Proposal: Change Of Use Of Redundant Barn To Form Two Holiday And One Residential Unit (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0797

Applicant:
Mr Whightman

Parish:
Castle Carrock

Date of Receipt:
08/09/2011 16:00:30

Agent:
Co-ordinate (Cumbria)
Limited

Ward:
Great Corby & Geltsdale

Location:
Tottergill Farm, Heads Nook, Brampton, CA8 9DP

Grid Reference:
354896 554444

Proposal: Change Of Use Of Redundant Barn To Form Two Holiday And One Residential Unit (LBC) (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

11/0798 TG & K Fisher Irthington

Date of Receipt: 09/09/2011 13:00:22
Agent: H & H Bowe Ltd
Ward: Stanwix Rural

Location: The Glebe, Hethersgill, Carlisle, CA6 6EZ
Grid Reference: 348853 564982

Proposal: Proposed Roof Over Existing Silage Pit
Amendment:

Decision: Grant Permission **Date:** 02/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No: 11/0801
Applicant: Messrs Tinning
Parish: Arthuret
Date of Receipt: 12/09/2011 08:00:25
Agent: CONCEPT
Ward: Longtown & Rockcliffe

Location: Burnfoot, Longtown, Carlisle, CA6 5SL
Grid Reference: 336697 566237

Proposal: Demolition Of Redundant Outhouses And Erection Of Portal Framed
General Purpose Storage Shed

Amendment:

Decision: Grant Permission **Date:** 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No: 11/0802
Applicant: Mr Sewell
Parish: Wetheral
Date of Receipt: 15/09/2011
Agent: Sandy Johnston Architect
Ward: Wetheral

Location: Abbeyview, 6 The Glebe, Wetheral, Carlisle, CA4 8EY
Grid Reference: 346760 554201

Proposal: Two Storey Rear Extension To Provide Kitchen/Dining Room On Ground

SCHEDULE E: Decisions Issued Under Delegated Powers

Floor With En-Suite Bedroom Above; Erection Of Porch To Front Elevation; Replacement Of Existing Conservatory With Sunroom; Single Storey Side Extension To Provide Playroom And Utility Within Existing Garage; Replacement Of Flat Roof Above Garage With Pitched Roof To Provide Additional Bedroom Within Roof Space And Alterations To Existing Roof

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0807

Applicant:
Tesco Stores Ltd

Parish:
Wetheral

Date of Receipt:
19/09/2011

Agent:
Barr Ltd

Ward:
Wetheral

Location:
Tesco Stores, Warwick Road, Carlisle, CA1 2SB

Grid Reference:
342672 556073

Proposal: Removal Of Existing Petrol Filling Station Glazed Shopfront/Entrance Door, And Replacement With New Glazing And 'Night Pay' Window To Current Design Standards

Amendment:

Decision: Grant Permission

Date: 04/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0808

Applicant:
Gladman Homes LLP

Parish:

Date of Receipt:
22/09/2011

Agent:
Gladman Homes LLP

Ward:
Castle

Location:
Unit 2, The Sidings, Port Road Business Park,
Carlisle, Cumbria, CA2 7AF

Grid Reference:
338889 556246

Proposal: Change Of Use From Class B1 (Business) To Class D1 (Dentist)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0809

Applicant:
Mr Geoffrey Bland

Parish:
Hayton

Date of Receipt:
20/09/2011

Agent:
Wallets RPS

Ward:
Hayton

Location:
The Flatt Farm, Hayton, Carlisle, Cumbria, CA8
9UG

Grid Reference:
352295 555868

Proposal: Proposed Circular Slurry Store (595,992 Gallons) And Below Ground
Effluent Pit

Amendment:

Decision: Grant Permission

Date: 15/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0810

Applicant:
Robert Tweddle (TM & HC
Ltd)

Parish:
Arthuret

Date of Receipt:
21/09/2011

Agent:
TSF Developments Ltd

Ward:
Longtown & Rockcliffe

Location:
Unit 29 Brampton Road, Longtown, Cumbria, CA6
5TR

Grid Reference:
340125 567321

Proposal: Variation Of Condition 3 Of Previously Approved Planning Permission
10/0530 (Drainage Not To Include Sustainable Drainage System Or
Soakaway) (Retrospective Application)

Amendment:

Decision: Grant Permission

Date: 08/11/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0813

Applicant:
Mr & Mrs Manley

Parish:
Wetheral

Date of Receipt:
16/09/2011

Agent:
Jock Gordon

Ward:
Wetheral

Location:
15 Greenacres, Wetheral, Carlisle, Cumbria, CA4
8LD

Grid Reference:
346153 555089

Proposal: Two Storey Front/Side Extension To Provide Enlarged Garage, W.C.
And Dining Room On Ground Floor With 1No. En-Suite Bedroom Above

Amendment:

Decision: Grant Permission

Date: 07/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0816

Applicant:
Greene King

Parish:
Carlisle

Date of Receipt:
16/09/2011 16:00:16

Agent:
J2 Design Limited

Ward:
Castle

Location:
Turf Tavern, Newmarket Road, Carlisle, CA1 1JG

Grid Reference:
340335 556453

Proposal: Installation Of Children's Play Area And Smoking Shelter To Rear

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0817

Applicant:
Greene King

Parish:
Carlisle

Date of Receipt:
16/09/2011 16:00:16

Agent:
J2 Design Limited

Ward:
Castle

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

Turf Tavern, Newmarket Road, Carlisle, CA1 1JG

340335 556453

Proposal: Installation Of Children's Play Area And Smoking Shelter To Rear (LBC)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0819

Applicant:
William Hill Organization
Ltd

Parish:

Date of Receipt:
22/09/2011

Agent:

Ward:
St Aidans

Location:
2 Alexander Street, Carlisle, CA1 2LH

Grid Reference:
340930 555081

Proposal: Installation Of New Shopfront; New Entrance From London Road;
Erection Of Satellite Dish

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0821

Applicant:
The Wedding Warehouse

Parish:
Carlisle

Date of Receipt:
20/09/2011 08:00:30

Agent:
Planning Branch Ltd

Ward:
Castle

Location:
1 Victoria Place, Carlisle, CA1 1EJ

Grid Reference:
340263 555978

Proposal: Change Of Use From Office (Use Class B1) To Retail (Use Class A1)
(Revised Application To Extend Opening Hours)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0823

Applicant:
Mr and Mrs S Young

Parish:
Brampton

Date of Receipt:
26/09/2011

Agent:

Ward:
Brampton

Location:
25 Edmondson Close, Brampton, Cumbria, CA8
1GH

Grid Reference:
353787 561016

Proposal: Erection Of Metal Garden Shed

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0827

Applicant:
Mrs Bandoni

Parish:
Carlisle

Date of Receipt:
26/09/2011

Agent:
Jock Gordon

Ward:
Castle

Location:
23 Warwick Road, Carlisle, CA1 1DH

Grid Reference:
340325 555756

Proposal: Replacement Shop Front

Amendment:

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0829

Applicant:
McKnight & Son Builders
Limited

Parish:
Carlisle

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

22/09/2011

HTGL Architects Ltd

Denton Holme

Location:

Former Smith & Co Limited, Junction Street,
Carlisle, CA2 5UQ

Grid Reference:

339479 555590

Proposal: Change Of Use From General Industrial To Builders Premises And Office Accommodation. Demolition Of Enclosed Storage Area, External Extension To Provide Additional Office Accommodation; Internal Extension To Provide Office Staff Kitchen And Toilets; New Roof And Wall Cladding (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0834

Applicant:

Mr R Swales

Parish:

Hayton

Date of Receipt:

05/10/2011

Agent:

Ward:

Hayton

Location:

Greenwell Cottage, Greenwell, Castle Carrock CA8
9NH

Grid Reference:

353657 556542

Proposal: Erection Of Replacement Dwelling (Part Retrospective/Revised To Include Garden Room Extension)

Amendment:

Decision: Grant Permission

Date: 28/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0836

Applicant:

Mrs McMean

Parish:

Wetheral

Date of Receipt:

28/09/2011

Agent:

Ward:

Great Corby & Geltsdale

Location:

The Gables, Low Allenwood Farm, Broadwath,

Grid Reference:

348560 555434

SCHEDULE E: Decisions Issued Under Delegated Powers

Heads Nook, Brampton, CA8 9BA

Proposal: Conversion Of Redundant Farm Buildings To Provide 1No. Live/Work Unit (Revised/ Retrospective Application)

Amendment:

Decision: Grant Permission

Date: 23/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0837

Applicant:
Mrs Caroline Thompson

Parish:
Arthuret

Date of Receipt:
06/10/2011

Agent:

Ward:
Longtown & Rockcliffe

Location:
31 English Street, Longtown, Cumbria, CA6 5SE

Grid Reference:
338024 568555

Proposal: Change Of Use From Commercial Property To Garage For Domestic Use (Retrospective)

Amendment:

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0838

Applicant:
Greene King

Parish:

Date of Receipt:
26/09/2011

Agent:
Insignia Signs & Services Ltd

Ward:
Castle

Location:
Turf Tavern, Newmarket Road, Carlisle, CA1 1JG

Grid Reference:
340335 556454

Proposal: Display Of 1no. Illuminated Fascia Sign; 2no. 'Hungry Horse' Logo Signs, 1no. Illuminated Totem Sign; 1no. Amenity Board; 4no. Brass Lanterns With Etched Logos; 2no. Illuminated Door Entrance Signs; 1no. Illuminated Car Park Panel Sign And 1no. Freestanding Display Board.

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0839

Applicant:
Greene King

Parish:

Date of Receipt:
26/09/2011

Agent:
Insignia Signs & Services
Ltd

Ward:
Castle

Location:
Turf Tavern, Newmarket Road, Carlisle, CA1 1JG

Grid Reference:
340335 556454

Proposal: Display Of 1no. Illuminated Fascia Sign; 2no. 'Hungry Horse' Logo Signs, 1no. Illuminated Totem Sign; 1no. Amenity Board; 4no. Brass Lanterns With Etched Logos; 2no. Illuminated Door Entrance Signs; 1no. Illuminated Car Park Panel Sign And 1no. Freestanding Display Board (LBC)

Amendment:

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0840

Applicant:
Mr & Mrs Aston

Parish:
Dalston

Date of Receipt:
27/09/2011

Agent:
Brier Associates

Ward:
Dalston

Location:
Beech House, Stockdalewath, Dalston, Carlisle,
CA5 7DN

Grid Reference:
338412 545139

Proposal: Proposed Carport And Biomass Boiler House; Change Of Use Of Land To Provide Private Horse Training Arena

Amendment:

Decision: Grant Permission

Date: 22/11/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0841

Applicant:
Mr & Mrs Aston

Parish:
Dalston

Date of Receipt:
26/09/2011 13:00:23

Agent:
Brier Associates

Ward:
Dalston

Location:
Beech House, Stockdalewath, Dalston, Carlisle,
CA5 7DN

Grid Reference:
338412 545139

Proposal: Proposed Carport And Biomass Boiler House (LBC)

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0842

Applicant:
Mrs Bandoni

Parish:
Carlisle

Date of Receipt:
26/09/2011

Agent:
Jock Gordon

Ward:
Castle

Location:
23 Warwick Road, Carlisle, CA1 1DH

Grid Reference:
340325 555756

Proposal: Replacement Shop Front & Removal Of Internal Wall (LBC)

Amendment:

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0843

Applicant:
Ms Potts

Parish:
Stapleton

Date of Receipt:
26/09/2011 16:00:24

Agent:
Green Design Group

Ward:
Lyne

Location:
Newlands Barn, Hethersgill, Carlisle, CA6 6HU

Grid Reference:
347622 569166

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Change Of Use From Existing Redundant Barn To Holiday Accommodation (Revised Application)

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0844

Applicant:
Scott Duff & Co

Parish:

Date of Receipt:
30/09/2011

Agent:
HTGL Architects Ltd

Ward:
Castle

Location:
3 Devonshire Street, Carlisle, CA3 8LG

Grid Reference:

Proposal: Internal Alterations To Provide New Ground Floor Reception And Interview Rooms And First Floor Individual Offices/Consultation Rooms (LBC)

Amendment:

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0845

Applicant:
Scott Duff & Co

Parish:
Carlisle

Date of Receipt:
30/09/2011

Agent:
HTGL Architects Ltd

Ward:
Castle

Location:
3 Devonshire Street, Carlisle, CA3 8LG

Grid Reference:
340192 555764

Proposal: Change Of Use Of Basement Storage And Ground Floor Retail (Use Class A1) To Basement Storage And Ground Floor Office Reception (Use Class A2)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0847

Applicant:
Mr Lancaster

Parish:
Dalston

Date of Receipt:
29/09/2011

Agent:
Gray Associates Limited

Ward:
Dalston

Location:
12 Madam Banks Road, Dalston, Carlisle, CA5 7QZ

Grid Reference:
336652 549878

Proposal: Demolition Of Conservatory; Erection Of Single Storey Rear Extension
To Provide Study (Revised Application) (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 03/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0849

Applicant:
Mr William C Cameron &
Miss Zoe Greenhow

Parish:
Carlisle

Date of Receipt:
03/10/2011

Agent:
Crellin Surveying Services
Limited

Ward:
Belah

Location:
52 Dene Crescent, Carlisle, Cumbria, CA3 9SZ

Grid Reference:
339634 557901

Proposal: Demolition Of Utility And Erection Of Two Storey Side Extension To
Provide Lounge On Ground Floor & 2no. Bedrooms Above

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0851

Applicant:
TG & K Fisher Ltd

Parish:
Irthington

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
30/09/2011

Agent:
H & H Bowe Ltd

Ward:
Stanwix Rural

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

Grid Reference:
348797 564884

Proposal: Proposed Crop Store

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0853

Applicant:
Mr Mark Bedford

Parish:
Dalston

Date of Receipt:
30/09/2011

Agent:

Ward:
Dalston

Location:
Pinehills, Lakerigg, Dalston, Carlisle, Cumbria, CA5
7BS

Grid Reference:
336349 548094

Proposal: Erection Of Single Storey Rear Extension To Provide Dining Area And Study Together With New Porch To Front Elevation And Conversion Of Part Of Garage Into Study/Shower Room (Revised Application)

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0860

Applicant:
Mr & Mrs Medling

Parish:
Brampton

Date of Receipt:
06/10/2011

Agent:
CONCEPT

Ward:
Brampton

Location:
Heather Croft, Capon Tree Road, Brampton, CA8
1QL

Grid Reference:
353043 560134

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Single Storey Front Extension To Provide Living/Playroom
And Front Porch

Amendment:

Decision: Grant Permission

Date: 09/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0861

Applicant:
Mrs C Grant

Parish:
Carlisle

Date of Receipt:
04/10/2011

Agent:
Mr Rodney Jeremiah

Ward:
Currock

Location:
L/A Leabourne Road, Carlisle, CA2 4QL

Grid Reference:
340486 553916

Proposal: Non Material Amendment Of Previously Approved Planning Permission
10/1050

Amendment:

Decision: Amendment Accepted
31/10/2011

Date:

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0865

Applicant:
Mr Grant

Parish:
Orton

Date of Receipt:
04/10/2011 13:00:25

Agent:
Gray Associates Limited

Ward:
Burgh

Location:
Cross House Barn, Great Orton, CA5 6NW

Grid Reference:
332837 554262

Proposal: Conversion And Extension Of Existing Barn To Create 1No. Dwelling
(LBC)

Amendment:

Decision: Grant Permission

Date: 28/11/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0866

Applicant:
Mr Norman McPhail

Parish:

Date of Receipt:
13/10/2011

Agent:
Higgins Design Services

Ward:
Castle

Location:
27 Chiswick Street, Carlisle, CA1 1HQ

Grid Reference:
340532 555924

Proposal: Conversion Of Wash House Into Wet Room And Reduction Of Chimney Stack (LBC)

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0867

Applicant:
Mr & Mrs White

Parish:

Date of Receipt:
05/10/2011

Agent:
Jock Gordon

Ward:
Belah

Location:
Greymoor Farm, Greymoor Hill, Kingstown, Carlisle, CA3 0HS

Grid Reference:
339503 559702

Proposal: Change Of Use To Childrens Nursery

Amendment:

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0869

Applicant:
Mr Blackie

Parish:
Carlisle

Date of Receipt:
12/10/2011

Agent:
Freetricity Plc

Ward:
Harraby

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Parkfield Residential Home, 256-258 London Road,
Carlisle, CA1 2QS

Grid Reference:

341494 554433

Proposal: Installation Of Solar Pv Panels

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0871

Applicant:

Mr Martin Bernie

Parish:

Askerton

Date of Receipt:

06/10/2011

Agent:

Abacus Building Design

Ward:

Multiple Wards

Location:

Fawcett Lees Farm, Bewcastle, Nr Carlisle, Cumbria
CA6 6PU

Grid Reference:

356478 573573

Proposal: Discharge Of Conditions 3 (Details Of Hard And Soft Landscaping); 4
(Drainage Details) And 5 (Access Details) Of Previously Approved
Planning Permission 08/0938

Amendment:

Decision: Grant Permission

Date: 25/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0874

Applicant:

Mr C Robley

Parish:

Cumwhitton

Date of Receipt:

06/10/2011

Agent:**Ward:**

Great Corby & Geltsdale

Location:

Scarrow Hill Farm, Cumwhitton, Brampton, CA8
9HD

Grid Reference:

351323 550499

Proposal: Creation Of New Field And Farm Access

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 01/12/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0876

Applicant:
Mr & Mrs Coulthard

Parish:
Wetheral

Date of Receipt:
06/10/2011 23:00:21

Agent:
Green Design Architects

Ward:
Wetheral

Location:
25 Scotby Village, Scotby, Carlisle, CA4 8BS

Grid Reference:
344177 554782

Proposal: Demolition Of Side And Rear Extensions; Replacement Single Storey Rear Extension To Provide Kitchen And Lounge; Provision Of First Floor With 1No. En-Suite Bedroom (Revised Application)

Amendment:

Decision: Grant Permission

Date: 16/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0877

Applicant:
T/A JC & HA Charnock

Parish:
Stapleton

Date of Receipt:
06/10/2011 23:00:15

Agent:
CONCEPT

Ward:
Lyne

Location:
Cumcrook, Roadhead, Carlisle, CA6 6NQ

Grid Reference:
350319 574964

Proposal: Erection Of A Slurry Store

Amendment:

Decision: Grant Permission

Date: 23/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0880

Applicant:
Sainsbury's Supermarket

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Ltd

Date of Receipt:

07/10/2011 16:00:46

Agent:

Turley Associates

Ward:

Castle

Location:

Land bound by, Bridge Street and Bridge Lane, CA2 5TA

Grid Reference:

339428 556034

Proposal: Discharge Of Conditions 10 (Surface Water Discharge); 12 (Car Parking Area During Construction); 18 (Construction Environmental Management Plan); 19 (Ecology); 23 (Foul Drainage) And 29 (Scheme For Historic Building Recording) Of Previously Approved Permission 09/0512

Amendment:

Decision: Grant Permission

Date: 21/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0881

Applicant:

Mr M Robinson

Parish:

Dalston

Date of Receipt:

10/10/2011

Agent:

Ward:

Dalston

Location:

14 Madam Banks Road, Dalston, Carlisle, Cumbria, CA5 7QZ

Grid Reference:

336643 549875

Proposal: Erection Of Single Storey Rear Extension To Provide Porch And Sunroom (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 22/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0894

Applicant:

Ms Fell

Parish:

Carlisle

Date of Receipt:

19/10/2011

Agent:

Tsada Building Design Services

Ward:

Yewdale

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

63 Helvellyn Rise, Carlisle, CA2 6QL

Grid Reference:

337489 554468

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

Amendment:

Decision: Grant Permission

Date: 24/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0895

Applicant:

Mr Perryman

Parish:

Stanwix Rural

Date of Receipt:

17/10/2011

Agent:

Edenholme Architectural
Surveyors

Ward:

Stanwix Rural

Location:

39 Jackson Road, Houghton, Carlisle, CA3 0NP

Grid Reference:

341031 559479

Proposal: Erection Of Single Storey Side And Rear Extension To Provide Kitchen
And Dining Room

Amendment:

Decision: Grant Permission

Date: 24/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0896

Applicant:

JJ Lattimer Ltd

Parish:

Dalston

Date of Receipt:

12/10/2011

Agent:

Swarbrick Associates

Ward:

Dalston

Location:

Ben Hodgson Bodyworks, Dalston Service Station,
The Square, Dalston, Carlisle, CA5 7QA

Grid Reference:

336861 550000

Proposal: Non Material Amendment Of Previously Approved Planning Permission
08/1254

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Amendment Accepted
08/11/2011

Date:

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0897

Applicant:
Mr & Mrs Vaughan

Parish:
Wetheral

Date of Receipt:
12/10/2011 23:00:13

Agent:
Tsada Building Design
Services

Ward:
Wetheral

Location:
Green End Cottage, Cumwhinton, CA4 8ER

Grid Reference:
345055 552736

Proposal: Erection Of First Floor Extension To Provide Bedroom And Bathroom
Amendment:

Decision: Grant Permission

Date: 18/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0898

Applicant:
Mr Graham

Parish:
Kirklington Middle

Date of Receipt:
12/10/2011 23:00:18

Agent:
RodneyJeremiah

Ward:
Lyne

Location:
The Mission House, Kirklington, CA6 6BX

Grid Reference:
343642 565327

Proposal: Erection Of Detached Garage
Amendment:

Decision: Grant Permission

Date: 25/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0900

Applicant:
Mr Thomas Littleton

Parish:
Stanwix Rural

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
13/10/2011

Agent:
HTGL Architects Ltd

Ward:
Stanwix Rural

Location:
Tarraby Farm, Tarraby, Carlisle, Cumbria, CA3 0JS

Grid Reference:
340936 558179

Proposal: Installation Of 18No. Photovoltaic Panels To Outbuilding Roof

Amendment:

Decision: Grant Permission

Date: 25/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0901

Applicant:
Mr Thomas Littleton

Parish:
Stanwix Rural

Date of Receipt:
13/10/2011

Agent:
HTGL Architects Ltd

Ward:
Stanwix Rural

Location:
Tarraby Farm, Tarraby, Carlisle, Cumbria, CA3 0JS

Grid Reference:
340936 558179

Proposal: Installation Of 18No. Photovoltaic Panels To Outbuilding Roof (LBC)

Amendment:

Decision: Grant Permission

Date: 25/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0903

Applicant:
Carlisle City Council

Parish:

Date of Receipt:
21/10/2011

Agent:

Ward:
Castle

Location:
Lane to the rear 20-28 Scotch Street, Carlisle,
Cumbria, CA3 8PX

Grid Reference:
340079 556126

Proposal: Installation Of A Security Gate To The Alley

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0905

Applicant:
Next Group plc

Parish:
Carlisle

Date of Receipt:
13/10/2011 13:00:29

Agent:
Roger Tym & Partners

Ward:
Belah

Location:
Unit A, Greymoorhill Retail Park, Parkhouse Road,
Carlisle, CA3 0JR

Grid Reference:
339415 559577

Proposal: Installation Of New Shopfront, 2No. Canopies To Front Elevation, 1No. Canopy To Rear Elevation; Installation Of 1No. Window To Side Elevation; 3No. Windows To Rear Elevation; 3No. Doors To Rear; Erection Of New Plant Compound To Rear Of Unit

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0907

Applicant:
Carlisle City Council

Parish:

Date of Receipt:
13/10/2011

Agent:

Ward:
Castle

Location:
Lane to the rear 20-28 Scotch Street, Carlisle,
Cumbria, CA3 8PX

Grid Reference:
340079 556126

Proposal: Installation Of A Security Gate To The Alley (LBC)

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
11/0909

Applicant:
Harrison & Hetherington

Parish:
Carlisle

Date of Receipt:
17/10/2011

Agent:
Johnston & Wright

Ward:
Botcherby

Location:
Harrison & Hetherington, Borderway Mart,
Montgomery Way, Rosehill Ind Estate, Carlisle

Grid Reference:
342913 555847

Proposal: Proposed Two Storey Extension To Front Elevation To Provide
Additional Office Space

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0910

Applicant:
Mr J H Westmorland

Parish:
St Cuthberts Without

Date of Receipt:
17/10/2011 16:00:26

Agent:
Hopes Auction Company
Limited

Ward:
Dalston

Location:
Blackwell Farm, Lowry Street, Blackwell, Carlisle,
CA2 4SH

Grid Reference:
340128 553143

Proposal: Proposed Livestock Loose House

Amendment:

Decision: Grant Permission

Date: 28/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0911

Applicant:
Mr Barry Lamb

Parish:
Brampton

Date of Receipt:
24/10/2011

Agent:

Ward:
Brampton

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Barn adjacent Breconside Farm, Milton, Brampton,
Cumbria, CA8 2QX

Grid Reference:

356212 560772

Proposal: Non Material Amendment Of Previously Approved Planning Permission
09/0116

Amendment:

Decision: Amendment Accepted

09/11/2011

Date:

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0916

Applicant:

Mr & Mrs Raymond
Harkness

Parish:**Date of Receipt:**

20/10/2011

Agent:

Carlisle City Council

Ward:

Botcherby

Location:

80 Springfield Road, Carlisle, Cumbria, CA1 3QU

Grid Reference:

342527 554502

Proposal: Single Storey Rear Extension (Revised Application)

Amendment:

Decision: Grant Permission

Date: 24/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0918

Applicant:

Gladman Homes Ltd

Parish:

Carlisle

Date of Receipt:

10/11/2011

Agent:**Ward:**

Castle

Location:

Land At Port Road, Port Road Business Park,
Carlisle, CA2 7AF

Grid Reference:

338871 556315

Proposal: Discharge Of Condition 10 (Final Travel Plan) Relating To Previously
Approved Planning Application 07/1120

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

1. Revised Final Travel Plan

Decision: Grant Permission

Date: 24/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0924

Applicant:
Mr Mike Williamson

Parish:
Stanwix Rural

Date of Receipt:
24/10/2011

Agent:

Ward:
Stanwix Rural

Location:
42 Antonine Way, Houghton, Carlisle, Cumbria, CA3
0LG

Grid Reference:
341151 558843

Proposal: Erection Of Replacement Conservatory
Amendment:

Decision: Grant Permission

Date: 01/12/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0927

Applicant:
Mr K Elsworth

Parish:

Date of Receipt:
26/10/2011

Agent:
Mr N Elsworth

Ward:
Belle Vue

Location:
88 Creighton Avenue, Carlisle, CA2 7DW

Grid Reference:
338677 555592

Proposal: Erection Of Detached Garage
Amendment:

Decision: Grant Permission

Date: 01/12/2011

Between 29/10/2011 and 02/12/2011

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
11/0931

Applicant:
Mr & Mrs Walker

Parish:
St Cuthberts Without

Date of Receipt:
24/10/2011 16:00:45

Agent:
SPACE Designed Solutions Ltd

Ward:

Dalston

Location:
3 Cumwhinton Drive, Carlisle, CA1 3HX

Grid Reference:
343350 553861

Proposal: First Floor Extension Above Existing Garage To Provide 2no. Bedrooms (1no. En-Suite) And Conversion Of Part Of Garage To Form Additional Kitchen/Dining Area

Amendment:

Decision: Grant Permission

Date: 01/12/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0933

Applicant:
Rev Smith

Parish:
Wetheral

Date of Receipt:
27/10/2011

Agent:
Swarbrick Associates

Ward:
Wetheral

Location:
Tanglewood, Cumwhinton, Carlisle, CA4 8DL

Grid Reference:
344656 552765

Proposal: Demolition Of Existing Utility, Garage And Car Port; Erection Of Single Storey Side Extension To Provide Utility, En-Suite Bedroom And Car Port; Internal Alterations To Existing Dwelling And Installation Of Roof Mounted Photovoltaic Panels

Amendment:

Decision: Grant Permission

Date: 29/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0935

Applicant:
Messrs E S & E Norman

Parish:
Orton

Date of Receipt:
27/10/2011

Agent:

Ward:
Burgh

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Spital Syke Farm, Broomhills, Orton Road, Carlisle,
Cumbria, CA5 6JR

Grid Reference:

335635 554175

Proposal: Discharge Of Condition 4 (Proposed Soft Landscaping Works) Of
Previously Approved Permission 11/0637

Amendment:

Decision: Grant Permission

Date: 17/11/2011

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0963

Applicant:

Mr A & Mrs K Baines

Parish:

Brampton

Date of Receipt:

04/11/2011

Agent:

HTGL Architects Ltd

Ward:

Brampton

Location:

High Trees, Paving Brow, Brampton, Cumbria, CA8
1QS

Grid Reference:

353233 560392

Proposal: Non Material Amendment Of Previously Approved Planning Application
11/0578 To Relocate The Entrance Door

Amendment:

Decision: Amendment Accepted
24/11/2011

Date:

Between 29/10/2011 and 02/12/2011

Appn Ref No:

11/0978

Applicant:

Ms J Dudman

Parish:

Brampton

Date of Receipt:

10/11/2011

Agent:

Sandy Johnston Architect

Ward:

Brampton

Location:

62 Main Street, Brampton, CA8 1SB

Grid Reference:

352889 561114

Proposal: Non Material Amendment Of Previously Approved Permission 11/0671
For Insertion Of Additional Rooflight in Front Elevation And Amendment

SCHEDULE E: Decisions Issued Under Delegated Powers

To Size Of Dormer To Rear Elevation

Amendment:

Decision: Amendment Accepted
21/11/2011

Date:

Between 29/10/2011 and 02/12/2011

Appn Ref No:
11/0996

Applicant:
Mr David Wernham

Parish:
Carlisle

Date of Receipt:
16/11/2011

Agent:
Concept Support

Ward:
Belle Vue

Location:
263 Newtown Road, Carlisle, CA2 7LR

Grid Reference:
337958 556024

Proposal: Non Material Amendment Of Previously Approved Planning Application
10/0848 To Install 2no. Skylights Above Kitchen/Dining Area

Amendment:

Decision: Amendment Accepted
25/11/2011

Date:
