

SCHEDULE A: Applications with Recommendation

20/0088

Item No: 02

Date of Committee: 19/02/2021

Appn Ref No:
20/0088

Applicant:
Mr K Moscrop

Parish:
Wetheral

Agent:

Ward:
Wetheral & Corby

Location: Land to the north of Station View, Station Road, Cumwhinton, Carlisle, CA4 8DJ

Proposal: Erection Of 4no. Dwellings (Outline)

Date of Receipt:
02/03/2020

Statutory Expiry Date
27/04/2020

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Impact Of The Proposal On Landscape Character
- 2.3 Impact On The Settle-Carlisle Conservation Area
- 2.4 Impact On Listed Buildings
- 2.5 Whether The Scale And Design Would Be Acceptable
- 2.6 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.7 Highway Matters
- 2.8 Flooding & Drainage Issues
- 2.9 Biodiversity
- 2.10 Impact On The Public Footpath

3. Application Details

The Site

- 3.1 The application site, which measures approximately 0.17 hectares, includes part of field, an area of hardstanding and a detached garage/ workshop building. The garage is constructed of blockwork under a corrugated sheet roof. An existing access links the site and an adjacent dwelling (Station View) to the B6263, which runs through Cumwhinton. The access has gates which are set back from the highway and is adjoined to both sides by a stone wall with a fence on top. A public footpath crosses the site and continues across the field to the rear.
- 3.2 The site is separated from the B6263 by an embankment, which contains a number of mature trees, and a section of stone walling with a fence above. Number 3 Townhead Court lies on the southern side of the B6263 and this dwelling has a number of windows in the rear elevation which face the road. A large stone building also lies on the southern side of the B6263 opposite the site entrance but this does not contain any windows in the roadside elevation.
- 3.3 Station View, which is in the applicant's ownership, adjoins the site to the south-west. A terrace of four properties (1-4 Low Croft) adjoin the site to the north-east. These dwellings are Grade II Listed and they also lie within the Settle-Carlisle Conservation Area, the boundary of which adjoins the site.

The Proposal

- 3.4 The proposal is seeking outline planning permission for erection of four dwellings on the site. Permission is sought for the proposed access, with the layout, scale and appearance of the dwellings and the landscaping of the site being reserved for subsequent approval.
- 3.5 The indicative plan that has been submitted with the application shows two single-storey properties at the southern end of the site and two two-storey dwellings on the northern end. The existing access would be used to serve the dwellings and this would link into a new access road that the indicative plan shows running along the northern side of the site, adjacent to the retained field.

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 nine neighbouring properties. In response, two letters of objection have been received, which raise the following concerns:

- access to and from the proposed development is onto a busy road with a very restricted view to the west. This is an accident waiting to happen;
- traffic on this road is heavy and fast and at times it is used by large wide vehicles - the entrance to the site is situated near a narrow corner with limited views - traffic now mounts the pavement regularly;
- one of the proposed dwellings is in direct line of sight from the upstairs window of 1 Low Croft. This, because of the height, would cause

overshadowing and loss of light. The existing outbuilding at 1 Low Croft does not obscure visibility from the first floor of the property;

- one of the proposed dwellings would be somewhat higher than the houses at Low Croft which would lead to overlooking and would loss of privacy.
- there is at present a drainage problem with a lot of water running off the field into the gardens and car park of the Low Croft houses, this will increase and cause even further damage to the car park and gardens;
- since the Thornedge development rainwater runs from the field via the entrance along the side of the road very rapidly to the entrance of Low Row - rainwater also runs from the field into the back entrance of 4 Low Croft;
- the proposed development is within the Settle-Carlisle Conservation Area and would have a detrimental effect on the character of the local area;
- the dwellings at Low Croft are listed and must adhere to strict rules - this seems pointless when they may be surrounded by development;
- Cumwhinton has had too much development recently;
- if this goes ahead this could lead to further development.

4.2 A letter of objection has been also been received from John Stevenson MP, which makes reference to three current applications (including this application) in Cumwhinton.

- it is extremely important when considering the construction of new buildings and their locality that they are built in line with the agreed Local Plan which has been through the appropriate consultation and democratic decision making process;
- we need to be concentrating our efforts in ensuring the success of The Garden Village - this is a huge opportunity to develop the city in a natural way have will long term benefits for residents and the economy;
- any application (unless there are extremely good grounds for it) which falls out with the Local Plan should be rejected as a matter of principle - they are a distraction, unnecessary and should be rejected so that resources can be concentrated on The Garden Village.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to conditions (measures to prevent surface water discharging onto the highway; parking for construction traffic; vehicle turning space within site; surfacing of access road; vehicular crossing of the footway; surface water drainage scheme; construction surface water management plan);

Wetheral Parish Council: - objects to the proposal - reiterates its previous objections for additional development in Cumwhinton and requests that a site visit be made. Considers this to be overdevelopment of the village. There is water run-off and also drainage issues generally in Cumwhinton, which have caused flooding in a number of properties. Until this is resolved there should be no further development permitted in the village. Access and egress from the proposed development in its current form is dangerous, with a stone wall obstructing visibility from B6263 from Wetheral and its proximity to the "narrows";

Cumbria County Council - (Highway Authority - Footpaths): - Public Footpath 138032 crosses the site and must not be altered or obstructed before or after the development has been completed;

United Utilities - no objections - site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Local Environment, Waste Services: - no objections - waste containers might need to be left at the road end;

Northern Gas Networks: - no objections.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP6, HO2, HE3, HE7, GI1, GI3, GI5, GI6, CM4, CC5, IP3 and IP6 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Documents Achieving Well Designed Housing is also a material planning considerations as is the Cumbria Landscape Character Guidance and Toolkit.
- 6.3 The proposal raises the following planning issues.
1. Whether The Proposal Is Acceptable In Principle
- 6.4 Cumwhinton is a village that contains a range of services, including a school, a shop and public house. Given the level of service provision in Cumwhinton, the proposal to erect new dwellings within the village would be acceptable in principle.
- 6.5 Wetheral Parish Council and an objector have raised concerns about the level of development in Cumwhinton in recent years and consider that this application should be refused.
- 6.6 John Stevenson MP has also commented that when we are looking at new buildings and their locality that they should be built in line with the agreed Local Plan which has been through consultation and that we should be concentrating our efforts on ensuring that the Garden Village is a success. He considers that any application (unless there are extremely good grounds for it) which falls outside the Local Plan should be rejected as a matter of

principle.

- 6.7 It is acknowledged that Cumwhinton has had a large amount of new housing development in recent years. There is, however, no policy which limits the number of dwellings that each settlement can accommodate. Applications are assessed against Policy HO2 and other relevant policies in the Local Plan. Policy HO2 in particular seeks to ensure that the scale and design of the proposed development is appropriate to the existing settlement. The indicative plan shows four dwellings and Policy HO2 (Windfall Housing Development) allows small scale sites to come forward within and on the edge of villages.
- 6.8 Whilst the Garden Village will accommodate significant housing development in Carlisle District in the coming years, development is not likely to start until 2022. Even when the Garden Village is under construction, small scale windfall housing development in villages (that complies with the requirement of Policy HO2) would be acceptable.

2. Impact Of The Proposal On Landscape Character

- 6.9 Whilst the site does not fall under any landscape designations, Policy G1 (Landscapes) of the Local Plan states that "all landscapes are valued for their intrinsic character and will be protected from excessive, harmful or inappropriate development". It goes on to state that development will be assessed against the criteria presented within the Cumbria Landscape Character Toolkit with regard to a particular Landscape Character Area's key characteristics, local distinctiveness and capacity for change. Given that the site is located within the village and is adjoined by development to three sides it is considered that the Cumbria Landscape Character Toolkit should be given limited weight. The application should, however, be assessed against the first section of Policy G1 which seeks to protect all landscapes from harmful or inappropriate development.
- 6.10 The proposal is only seeking planning permission to erect dwellings on the front section of the field and the majority of the field would be left undeveloped. The dwellings would sit in close proximity to the B6263 and would be well related to existing dwellings. The group of trees that lies between the application site and the B6263 would be retained.
- 6.11 In light of the above, the proposal would not have an adverse impact on landscape character.

3. Impact On The Settle-Carlisle Conservation Area

- 6.12 The application site lies adjacent to the Settle-Carlisle Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that:

"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".

- 6.13 The aims of the 1990 Act are reiterated in both the NPPF, PPG and policies within the adopted Local Plan. Policy HE7 of the Local Plan advises that proposals should preserve or enhance the special character and appearance of conservation areas.
- 6.14 Case law (South Lakeland District Council v Secretary of State for the Environment (1992)) has established the principle that if development has a neutral impact on a conservation area, in that it made no positive contribution but left it unharmed, it could properly be said to preserve the character and appearance of that area.
- 6.15 The Settle-Carlisle Conservation Area is centred around the railway line, although the conservation area does extend to the west to incorporate Station House and Low Croft. An access road runs to the rear of Low Croft and this is adjoined by a garage, outbuildings and parking areas. Whilst the application site would be visible from the rear of these dwellings there would be limited views of the site from the railway line itself which sits at a significantly lower than the application site. In light of the above, the proposal would not have an adverse impact on the Settle-Carlisle Conservation Area.

4. Impact On Listed Buildings

- 6.16 A number of listed buildings/ structures lie to the west of the site, within the the Settle-Carlisle Conservation Area. These include 1-4 Low Croft (four former railway cottages), Station House (former Stationmaster's House), Cumwhinton Station and the road bridge over the railway.
- 6.17 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.18 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.
- 6.19 The application site lies to the rear of Low Croft, a terrace of four dwellings. Large stone outbuildings are located to the rear of these dwellings beyond which lies an access road. The access road is adjoined by parking areas, a garage (which is clad in metal sheeting) and a shed.
- 6.20 Station House and Cumwhinton Station lie between the railway line and Low Croft. The main historic interest is the relationship of these buildings and their links to the railway line. The proposed development would not impact on the relationship of the buildings, with the site being located to the rear of Low Croft. Whilst the site is visible from the rear of Low Croft any dwellings

on the site would not have an adverse impact on the setting of the listed buildings.

5. Whether The Scale & Design Would Be Acceptable

- 6.21 The application is in outline with all matters except access reserved for subsequent approval. The indicative layout plan shows four dwellings on the site. The two dwellings at the southern end of the site are shown as single-storey with the dwellings at the northern end of the site being shown as two-storey. Each dwelling would need to incorporate a minimum of two parking spaces and adequate amenity space. Until the detailed layout and design of the dwellings are known it is unclear whether the site would be able to accommodate four dwellings but this issue would be determined through subsequent applications.

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

- 6.22 The Council's Achieving Well Designed Housing SPD provides guidance on separation distances between existing and proposed dwellings (12m from a primary window to a blank gable and 21m between facing primary windows) and any subsequent Reserved Matters applications would have to comply with this guidance.
- 6.23 Number 3 Townhead Court lies on the southern side of the B6263 and this dwelling has a number of windows in the rear elevation which face the site. There are a number of existing trees on embankment that lies to the south-east of the site and these would help to reduce overlooking between any proposed dwelling and 3 Townhead Court.
- 6.24 The dwellings at Low Croft also have rear elevations facing the site. These dwellings have outbuildings to the rear which lie between the existing and proposed dwellings. Plot 4 on the indicative layout plan would be approximately 24m from the rear of the nearest dwelling at Low Croft.
- 6.25 In light of the above, it is clear that some dwellings could be accommodated on this site without having an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

7. Highway Matters

- 6.26 The site would be accessed from an existing access from the B6263 which is a 30mph highway which runs through the centre of the village of Cumwhinton. The Parish Council and two objectors have raised concerns about the proposed access to the site.
- 6.27 The initial Highways response considered that insufficient information had been submitted regarding the access and visibility splays associated with the proposed new access. Following discussions with the Highway Authority, the applicant commissioned a speed survey to ascertain the true vehicular

speeds. This has identified vehicle speeds of 23mph to the north and 24mph to the south. In line with the requirements of the Cumbria Development Design Guide visibility splays of 2.4m x 31.3m are, therefore, required for the access.

- 6.28 The applicant has submitted a revised visibility splay plan which demonstrates that visibility splays of 2.4m x 31.3m can be achieved. This is acceptable to the Highways Authority who have confirmed that they have no objections to the proposal subject to the imposition of a number of conditions (measures to prevent surface water discharging onto the highway; parking for construction traffic; vehicles turning space within site; surfacing of access road; vehicular crossing of the footway).

8. Flooding & Drainage Issues

- 6.29 The Parish Council and two objectors have raised concerns about the proposed drainage. The applicant has submitted a Flood Risk Assessment. Within the document the applicant has worked through the hierarchy of drainage options as set out within the Cumbria Development Design Guide. The first option explored for the discharge of surface water was via infiltration. A series of infiltration tests were undertaken on site in accordance with the BRE 365 method which determined that infiltration was not viable on site. The Lead Local Flood Authority agree with the conclusions of the report and, therefore, discharge of surface water into an ordinary watercourse can be considered.

- 6.30 The applicant is proposing to discharge the surface water from the development via a 225m diameter culvert into an ordinary watercourse which is located approximately 305m north of the development. Attenuation would be provided through a pond prior to the outfall of the drainage system into the ordinary watercourse and it is noted that the applicant owns the field in which the 225 diameter culvert is to be located. The applicant has not, however, provided any detailed calculations regarding the capacity of the attenuation pond. Attenuation is required on site to accommodate a 1 in 100 year plus 40% to account for climate change storm event. Further to this, the maximum discharge rate from the development is to be equal to the greenfield runoff rate. It is determined that the sizing of the attenuation pond, associated Micro Drainage calculations and discharge rates can be submitted at a later stage of the planning process and a condition has been added to the permission to require the submission of this information.

- 6.31 United Utilities has confirmed that it has no objections to the proposals. It has stated that foul water should drain to the public sewer and surface water should drain in the most sustainable way.

9. Biodiversity

- 6.32 The application consists of grazing land, an area of hardstanding and a garage and is of low value in terms of biodiversity. The provision of gardens and landscaping within the site should have a positive impact on biodiversity.

10. Impact On The Public Footpath

- 6.33 Public Footpath 138032 crosses the site and this would need to be retained in any development. An informative would be added to any permission to advise the applicant that the public footpath must not be altered or obstructed before or after the development has been completed.

Conclusion

- 6.34 The proposal would be acceptable in principle. The proposal would not have an adverse impact on landscape character, on the adjacent conservation area or listed buildings, on the occupiers of neighboring properties, on highway safety, on drainage or on biodiversity. The layout, scale and design of the proposed dwellings would be determined through a Reserved Matters application. In all aspects, the proposal is considered to be compliant with the relevant polices in the adopted Local Plan.

7. Planning History

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

8. Recommendation: Grant Permission

1. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission and the development of each individual plot hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved for that plot or 5 years from the date of this outline permission whichever is the longer.

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. Approval of the details of the layout of the development, the scale and appearance of the dwellings and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before the construction of the dwelling on that particular plot is commenced. The development of each plot shall be carried out as approved.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

3. The development shall be undertaken in strict accordance with the approved documents for this Outline Planning Permission which comprise:

1. the submitted planning application form, received 11th February 2020;
2. Location Plan, received 28th February 2020;
3. Desk Top Study, received 11th February 2020;
4. Heritage Statement, received 28th February 2020;
5. Access Details/ Visibility Splays Plan, received 9th December 2020;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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 prior to their first use on site. The development shall then be undertaken in strict accordance with the approved materials.

Reason: To ensure the design of the dwellings is appropriate to the area and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected shall be submitted to and approved, in writing, by the Local Planning Authority prior to them being erected on the site. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of that dwelling and garage (if proposed) shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In order that the approved development is appropriate to the character and appearance of the area in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

8. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site (together with the timing of these works) have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of development of each plot, details of the wildlife enhancement measures to be incorporated into each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

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

1. Extension or enlargement
2. Additions or alterations to roofs
3. Detached outbuildings
4. Porches
5. Chimneys and flues

Reason: The further extension or alteration of these dwellings or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

Reason: In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

11. As part of the development hereby approved, adequate infrastructure to serve each of the dwellings shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the dwellings within the application site and shall be respectively completed prior to the occupation of each of the dwellings hereby approved.

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

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Further guidance can be found on the Carlisle City Council website “Development of Potentially Contaminated Land and Sensitive End Uses – An Essential Guide For Developers.”

Site investigations should follow the guidance in *BS10175:2011 (or updated version) “Investigation of Potentially Contaminated Sites.- Code of Practice ”*.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13. No construction work (other than internal works) 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 or after 16.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

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

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

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

The drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage

Statement dated January 2021 proposing surface water discharging to the ordinary watercourse.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

16. No development shall commence until a Construction Surface Water Management Plan has been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with the Construction Surface Water Management Plan.

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

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

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

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

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

19. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local

Transport Plan Policies LD7 and LD8.

20. The surfacing of the access road shall extend for at least 10m inside the site, as measured from the highway boundary prior to the buildings being occupied.

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

21. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

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

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

23. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in BS5837:2012 shall be erected around the trees located adjacent to the site at the extent of the Root Protection Area as calculated using the formula set out in BS5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. 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 trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

Station View, Station Road, Cumwhinton, Cumbria, CA4 8DJ



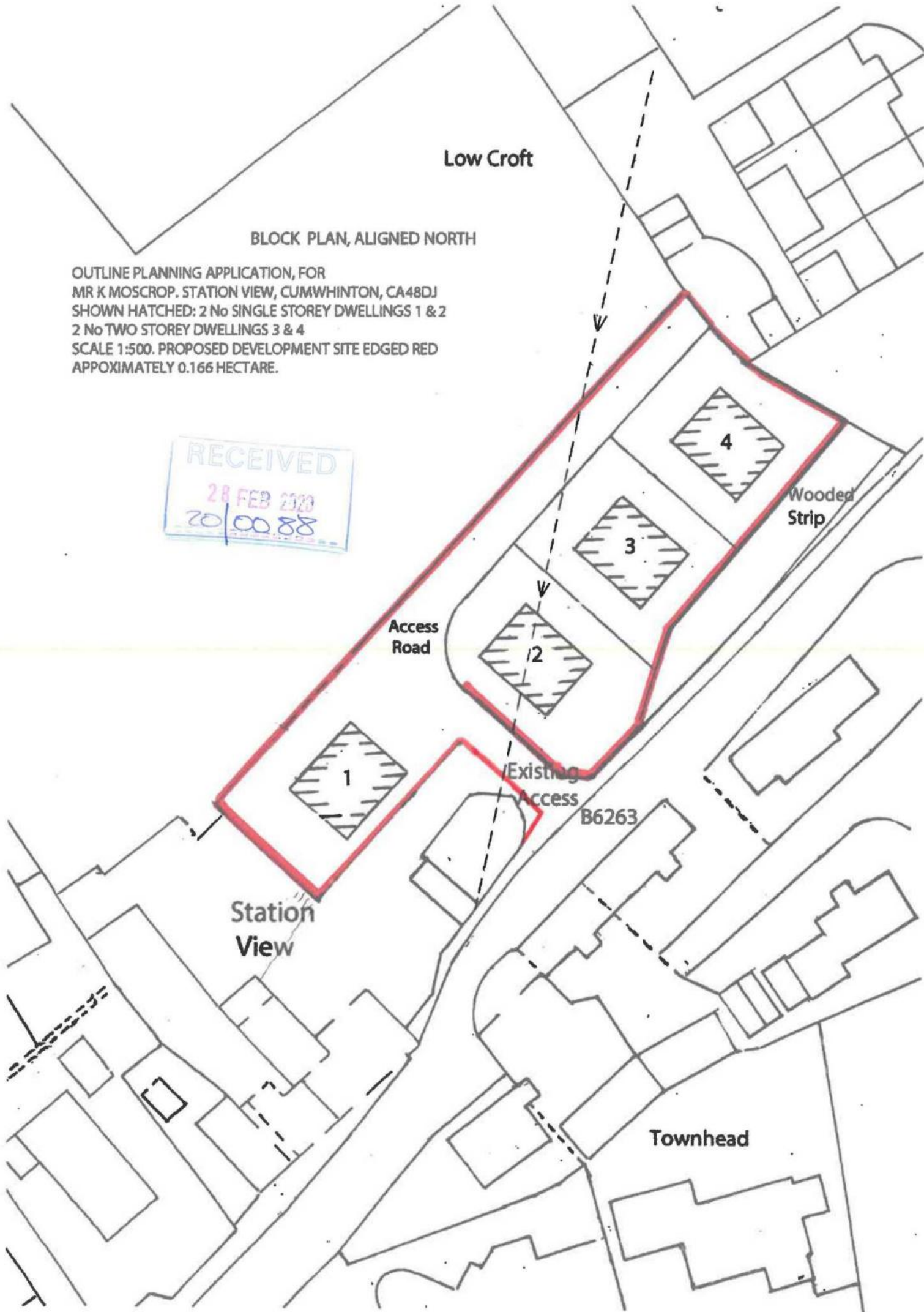
LOCATION PLAN 1:1250 ALIGNED NORTH
OUTLINE PLANNING APPLICATION OF MR K MOSCROP
BOUNDARY SHOWN BLUE APPROXIMATELY 0.9186 HECTARE

RECEIVED
28 FEB 2020
20/0088

Low Croft

BLOCK PLAN, ALIGNED NORTH

OUTLINE PLANNING APPLICATION, FOR
MR K MOSCROP. STATION VIEW, CUMWHINTON, CA48DJ
SHOWN HATCHED: 2 No SINGLE STOREY DWELLINGS 1 & 2
2 No TWO STOREY DWELLINGS 3 & 4
SCALE 1:500. PROPOSED DEVELOPMENT SITE EDGED RED
APPROXIMATELY 0.166 HECTARE.



Wooded Strip

Access Road

Existing Access

B6263

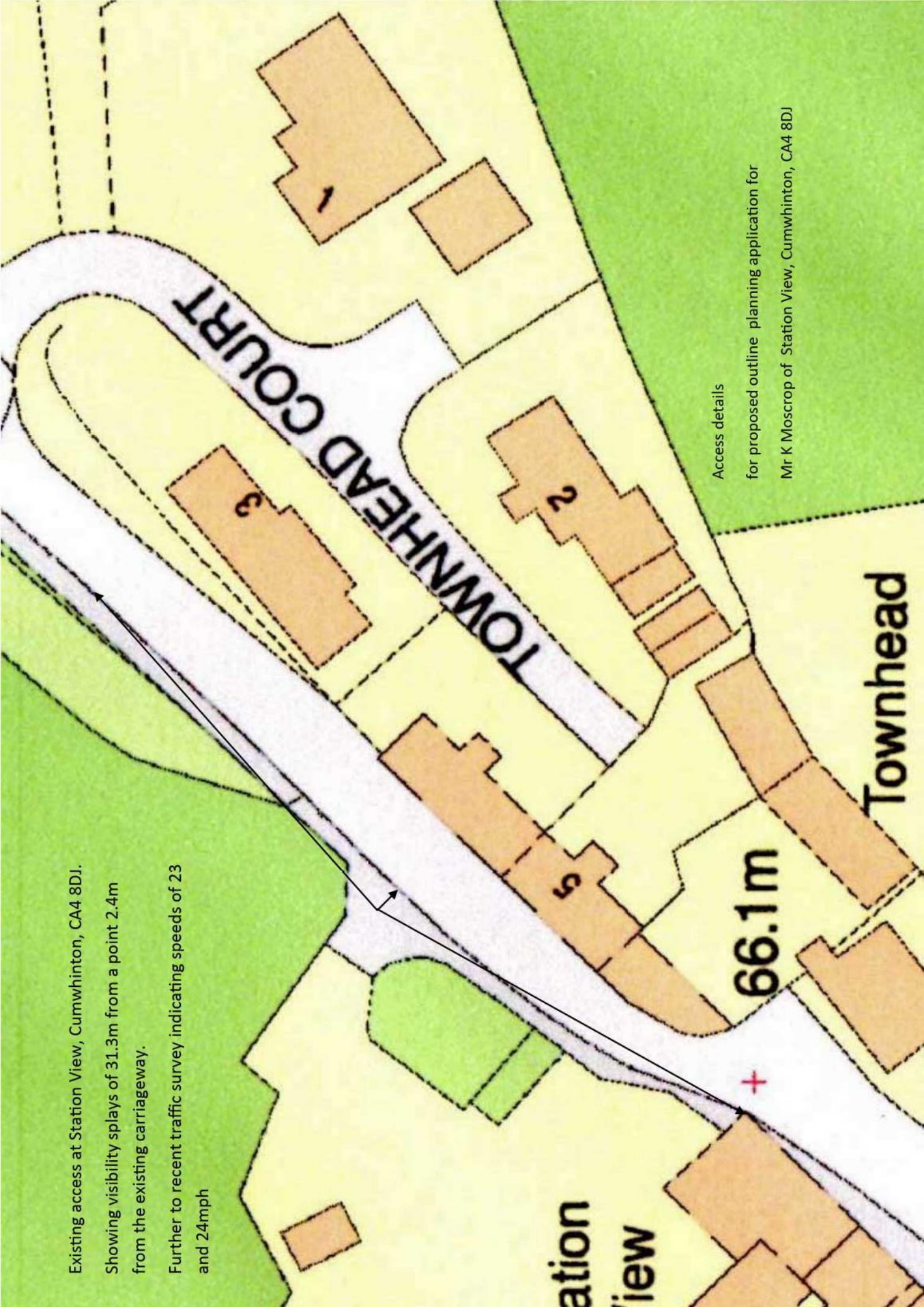
Station View

Townhead

Existing access at Station View, Cumwhinton, CA4 8DJ.

Showing visibility splays of 31.3m from a point 2.4m from the existing carriageway.

Further to recent traffic survey indicating speeds of 23 and 24mph



Access details

for proposed outline planning application for

Mr K Moscrop of Station View, Cumwhinton, CA4 8DJ