

# **Development Control Committee Main Schedule**

Schedule of Applications for  
Planning Permission

30th September 2011

## Applications Entered on Development Control Committee Schedule

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## **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 16/09/2011 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 21/09/2011.

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

10/0656

**Item No: 01**

Date of Committee: 30/09/2011

**Appn Ref No:**  
10/0656

**Applicant:**  
DB Schenker Rail UK Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
22/07/2010

**Agent:**

**Ward:**  
Currock

**Location:**

Former WRD Currock Yard, Off South Western  
Terrace, Carlisle CA2 4AY

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**Proposal:** Proposed Residential Development Including Alterations To The Public  
Highway On South Western Terrace To Form Vehicle Access (Outline  
Application)

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions and subject to a legal agreement.

#### 2. Main Issues

- 2.1 Location and Relationship to Policy
- 2.2 The Need for the Development
- 2.3 Access and Transport Impacts
- 2.4 Parking Arrangements for Existing Occupiers
- 2.5 Privacy
- 2.6 Affordable Housing
- 2.7 Effect on Nature Conservation/Biodiversity
- 2.8 Open Space

#### 3. Application Details

##### The Site

- 3.1 This application has been submitted in "outline" form. It relates to a crescent shaped parcel of land, extending to 3.1 hectares in area, situated just off Currock Road. It lies to the west of where South Western Terrace, Redbank Terrace, Redbank Square and Adelphi Terrace all terminate and also extends from the rear [west] boundaries of dwellings on the odd-numbered side of Lund Crescent, up to the application site's western boundary with the Cumbria Coast Line. While at its greatest it is 130 metres wide, broadly from Adelphi Terrace across to the western site boundary, that width progressively diminishes towards both its northern and southern fringes with the land tapering to a narrow neck where it abuts, respectively, the rear of dwellings at Currock Bank Court and retained operational railway land and the footbridge over the railway line from rear of Lund Crescent to Denton Holme.
- 3.2 Although now derelict and unkempt, the use of Currock Yard by the railway industry dates from sometime between 1870-1900 when its development followed the construction of the Carlisle to Maryport railway line. It changed little from those early years, with only minor building additions being undertaken in the 20th Century. Following nationalisation of the railway industry it was used by British Rail, then by the current applicants following their acquisition of the site in 1996, as a depot for the maintenance of traction and rolling stock. That use has progressively declined from broadly 1970 onwards, with both the levels of stock and staff employed at the Depot reducing markedly over the years. Final cessation of the use occurred in 2007 when all activities were re-located to Kingmoor Yard, the main rail freight facility serving Carlisle. The land has been unused since that time with the remaining buildings now demonstrating various stages of disrepair and much of the land has become overgrown.

## **Background**

- 3.3 The land currently takes vehicular and pedestrian access from South-Western Terrace, close to its northern boundary. The application proposes the retention [with modifications] of that access for the proposed development of the site for housing purposes. While the other standard "Reserved Matters" [Appearance, Landscaping, Layout and Scale] are intended to be brought forward for consideration in the future [if "outline" planning permission is secured] "Access" is NOT reserved for later consideration but is to be assessed and determined with the current application.
- 3.4 The application is accompanied by an extensive range of supporting documents and details including a Design & Access Statement, Transport Statement, Framework Travel Plan, Ecological Appraisal, Environmental Desk Top Study, Flood Risk Assessment, Air Quality Assessment, Archaeological and Cultural Heritage Desk Based Assessment and community Consultation Statement. An indicative Site Layout Plan demonstrating the potential disposition of dwellings, the related access road/footpath system within the development and open space has also been submitted.



## The Proposal

- 3.5 The application is supported by a "Sketch Proposal" site layout plan that illustrates how the site could be developed to accommodate circa 99 residential units, these being indicated as consisting of a mix of 2 and 3 bed dwelling types in two-storey form and 3 and 4 bed house types in 3-storey form with integral garages [i.e. "town houses"]. The layout implies the development would feature predominantly linked properties, with terraces of up to 8 dwellings although, more typically, short terraces of 3-5 properties would dominate. Since it was first submitted, the "sketch" layout has been modified so it now proposes the retention of a former Pump House [to be converted to 2 no apartments] with minor variations to the road, footpath and cycle access.
- 3.6 The proposed dwellings are illustrated as being in mainly terraced groups with some pairs of semi-detached houses. The 2 storey units would generally be located close to the existing dwellings bordering the site with the larger town houses predominantly sited to the western side of the site and to the south. The indicative layout shows one vehicular access serving the development, using South-Western Terrace, with the spine access road from that access snaking broadly southwards, fed by a series of shorts culs-de-sac around which the dwellings would be arranged in groups. The spine access road terminates near to the southern limit of building but will require to provide an access point for maintenance and repair works needed to the railway land to the south of the development area and to land that is to be retained for its habitat value. The road layout has been reconfigured in the revised plan so that the access adjoins the boundary with homes at Lund Crescent and will allow possible cycle and footway connection to the footbridge leading to Denton Holme from Lund Crescent. The indicative layout suggests that, further to the north, a pedestrian/cycle access route could also be formed from Adelphi Terrace [there are existing, albeit overgrown and unused, steps down from that street which suggests historical pedestrian access].
- 3.7 Currently there are only 23 homes fronting South Western Terrace. These are arranged in a short terrace of 7 dwellings on the north side of the road with a longer terrace of 16 dwellings on the southern side of the carriageway. At the moment, the residents have no off-street parking facilities but rely upon kerbside parking on both sides with resultant narrowing of the effective carriageway to about 3m.
- 3.8 The applicants thus propose to provide, close to the northern site boundary and to the west of the smaller terrace on the north side of South Western Terrace, an off-street parking area. Illustrated on the Sketch Proposals layout plan, and shown in more detail within the Transport Assessment, it is intended to provide a secure "resident parking" area for 15 vehicles, the intention being that these would be for the occupiers of homes on the street. In addition, as part of the access works illustrated within the Transport Assessment, it is envisaged that the kerb lines to both sides of South Western Terrace would be partly set back to create at the eastern end of the street two indented lay-byes for limited resident parking parallel to the road.

- 3.9 This would be achieved by reducing the current 6.7m carriageway plus existing 2x 2.7m footways to provide a future footway width of 2m, plus 2m wide parking bays to each side and a through carriageway of 4.2m. This is sufficient width to enable vehicles to pass each other but would reinforce the current 20mph speed limit that applies by acting as a "traffic calming" feature. A further area of kerbside parking would be provided adjacent to the western end of the southern terrace i.e. from broadly nos 13-27 South Western Terrace.
- 3.10 The site sits generally at a lower level than the residential properties to the east and displays a gentle rise of about 400-500mm from north to south over its length. There are some groups of trees [mainly willow and hawthorn] and shrubs, located predominantly near to the eastern site boundary. A Tree Report has been provided with the application and it highlights that although there will be tree losses, they are generally of poor overall quality in general. The indicative Site Layout Plan illustrates the potential for comprehensive future tree replacement using native species which would contribute to the site's visual and habitat value
- 3.11 An extensive "green" wedge of retained land creates a buffer between the existing development at South Western Terrace, Red Bank Terrace, Red Bank Square and, principally, Adelphi Terrace and the proposed dwellings. That area also reflects the need to maintain easements over the routes of two existing sewers, one that runs northwards [from Lund Crescent] close to the eastern site boundary and one that traverses the site from east-to-west from Adelphi Terrace, before both pass under the railway line.
- 3.12 In addition, existing wetland areas, naturally colonised through the site's semi-dereliction, located near to the eastern boundary with the "stopped" end of Adelphi Terrace will also be retained and enhanced. Planting along the site's eastern and western boundaries is, likewise, intended to create wildlife corridors and add to biodiversity.

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

- 4.1 The proposals have been publicised through a combination of 3 no. Site Notices, a Press Notice and direct neighbour notification by letters sent to the occupiers of 161 properties on Lund Crescent, Adelphi Terrace, Red Bank Terrace, Red Bank Square, South Western Terrace, Coney Street and Currock Bank Court.
- 4.2 In response, there have been 24 letters or e-mails mostly from persons living on South Western Terrace, although occupiers of two properties on Beaconsfield Street, one on Robinson Avenue, four on Currock Road, one on Adelphi Terrace, one on Red Bank Square, two on Red Bank Terrace and one on Lund Crescent have also commented.

- 4.3 One writer supports the site's redevelopment but suggests consideration be given to the possibility of access from Denton Holme or from Lund Crescent. Another writer also supports the idea of development of the land but specifically opposes the current proposals for a single vehicle access and for the number of properties to be developed. The author indicates preference for the use of other access roads such as from Red Bank Terrace and Adelphi Terrace. He would also like to see a "park-like" element incorporated so there is somewhere for children in the area to play as there are no local play facilities in this part of Currock.
- 4.4 The residents of two properties on Beaconsfield Street express concern that the development will lead to an increase in traffic volumes on an already busy street which is used as a "rat-run" and suffers from inconsiderate parking. The occupiers of properties on Currock Road express similar concerns about increased traffic movements in the locality.
- 4.5 Unsurprisingly, the majority of comments are from residents living on South Western Terrace who, almost universally, are opposed to the use of that road to serve the proposed development, regarding the road as too narrow, too steep and having a poor junction with Currock Road leading to difficulties for emerging vehicles onto the main road. Several residents also consider the development would lead to a reduction in their privacy [through passing vehicles and pedestrian traffic] and would result in increased noise during construction and when completed. Others refer to potential reduction in air quality through increased traffic.
- 4.6 Some objections have also been made on the grounds of impact upon wildlife including bats, newts, birds and butterflies. One writer refers to risks arising from development since the site may be subject to contamination from its historical use and disturbance could result in leachate entering, and hence polluting, local watercourses.
- 4.7 The residents of two properties, at Lund Crescent and Adelphi Terrace, object to the loss of an area of land that they had regarded as "no-man's land" and had planted as an extension to their gardens and also oppose removal of trees.
- 4.8 An e-mail has been received from the occupier of a property on Lund Crescent who objects on the grounds that he believes the footway link to the overbridge [that would run to the rear of Lund Crescent] would cause a security problem; that there are already problems of vandalism and dog fouling; trees currently protect homes from wind damage and give shelter to wildlife and makes reference to problems of rain water in storm conditions causing damage to the bank to the rear.

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

**Local Environment - Environmental Protection:** it is confirmed that the conclusions of the desk study are acceptable, namely that intrusive investigations

are carried out to ascertain the level of contamination and its potential effects on human health and ground water;

**Cumbria County Council - (Highway Authority):** comments are included within the response of the County Council as "strategic" planning authority;

**Environment Agency:** no objections, subject to conditions and an informative;

**Cumbria County Council - (Archaeological Services):** no objections, subject to conditions;

**Natural England:** the proposal would be unlikely to have a significant effect on the interest features of the SAC and SSSI provided that all best practice methodology is adopted to ensure that no foul sewerage or materials/waste from the construction process enters the site.

NE is satisfied that the proposal does not have any significant impacts upon Natural England's other interests, including National Trails, Access Land, or the areas of search for new national landscape designations.

NE objects to the proposed development on the basis that there is reasonable likelihood of legally protected species being present and adversely affected by the development. The application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species. For this reason NE recommends that you either refuse planning permission or defer a decision pending a revised proposal that addresses the deficiencies. NE's concerns relate specifically to the likely impact upon Great Crested Newts, Bats, and Reptiles.

Following receipt of the additional ecological surveys, NE has no objections to the proposal subject to the imposition of suitable conditions.

**Cumbria Wildlife Trust:** Cumbria Wildlife Trust objects to the application on the basis that ecological surveys necessary for determination of this application have not been carried out.

Without management in place, the wildlife habitat is likely to be degraded, and there is the possibility that the house occupiers will annex parts of the habitat strip for their back gardens. We would agree that the wildlife habitat should be incorporated more fully into the design of the development to make it part of the site rather than just around the edges as background. It may also be that reptile presence on the site will mean that there will need to be better connectivity of habitat through the site designed in to enable reptiles to move about and avoid being isolated from other populations. As commented above, these sorts of decisions cannot be determined without adequate survey data.

A habitat management plan should be drawn up by the developer to outline how the existing habitat to be retained will be managed to ensure that it keeps and enhances its wildlife interest. Without management, it is likely to either be annexed by householders (as described above) or will deteriorate and lose biodiversity interest;

**Green Spaces - Countryside Officer:** not convinced that the wildlife corridors would perform the function ascribed to them if they were to be divided by the garden enclosures of the individual properties. Like to see some evidence of the existing wildlife value of these areas – it should not be assumed that a ribbon of scrub is automatically used by wildlife as a corridor and more work is needed to establish the validity of this claimed beneficial effect.

The Currock ward is densely urban in nature and any new development on this site should recognise the need for significant green space as a key component of the land use. The proposed development would house about 300 residents, requiring approximately 1.0ha of POS at the current standard of 3.6ha per '000 population. It may not be possible to accommodate all of this POS on-site. The public open space should be in a single unit and should be looked over by the front elevations of residential buildings and not hidden away at the rear. Space for formal and informal play should be included, including ball games. The design of the surrounding houses should recognise these activities as a legitimate use of the space and incorporate features to mitigate the effect on residents. An allotment site would be a welcome addition to the public open space – 6 plots of 300 sq. m. as an indicative estimate. It would be up to the developer to demonstrate that the public open space allocation was in line with the City Council's standards and complied with the relevant sections of the Local Plan. If the public open space was to be transferred to the City Council for maintenance, a suitable commuted sum would be required from the developer to cover 10 years of maintenance costs. A contribution to off-site provision of play and sports facilities may be requested if the site is unable to accommodate sufficient public open space.

Existing significant trees should be retained on site and protected during and post construction.

Subsequent comments received on 31st August: the preferred option would be to see a significant area of this site given over to public open space. Further, the POS allocation should not be fragmented into a number of small spaces but should be provided in a single large area, designed such that the nearest housing units front on to the space. Off-site opportunities are few and of limited value, being difficult to access for anybody resident on this proposed development.

Provision for informal play and recreation should be included in the POS requirement. That the kind of formal, equipped play areas found in other locations are not necessarily the best use of resources. Examples of deliberately designed 'natural' play areas are now commonplace and the industry would be able to advise the developer on the most appropriate provision for the site.

**Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention):** Cumbria Constabulary is satisfied that this application complies with Policy CP17 of the Local Plan 'Designing Out Crime';

**Network Rail:** no objections to the proposal, but a number of requirements must be met in order to protect the adjacent railway. These would need to be included in suitable conditions and in a Method Statement which would need to be agreed with Network Rail;

**Housing Strategy:** the Housing Strategy team would require 30 affordable units from this development, in line with Policy H5 of the Local District Plan. This will meet a housing need, with the Strategic Housing Market Assessment (SHMA) for Carlisle Urban indicating an additional 72 units are required per annum.

In terms of bedroom size, we are encouraged by the developers proposals, with no apartments or 1 bed properties planned for this development. There is a shortage of affordable larger (3+ bed) general needs properties, and this should be kept in mind when specific affordable units onsite are being negotiated.

Regarding the mix of tenure type, a possible split along the lines of a third for social rent; a third for intermediate sale (HomeBuy) and a third for discounted sale (via the Council's low-cost housing scheme) could be considered. This would obviously reduce the required affordable units on site, after re-calculating the unit costs. As with other developments, social rented units should be managed by a Registered Social Landlords. Some thought should be given to the provision of two bed bungalows within this development, as there is a shortage of that type of property available for social rent in the district.

Regarding, local amenities in the area; primary schools, convenience store, post office, dentists and GPs are all within a mile of the proposed development. In addition to the local amenities regular bus routes (65, 66, 67 and 68) into the town centre are available;

**Ramblers Association:** no comments received;

**Cumbria County Council - Transport & Spatial Planning:** this application has been considered under the County Council's Scheme of Delegation whereby authority for responding to the consultation is assigned from its Development Control & Regulation Committee to the Assistant Director of Planning & Sustainability.

- the site is located within the Key Service Centre where the Sub-Regional Spatial Strategy expects major development to take place;
- although last used for employment purposes, the Employment Land Study undertaken by Cumbria County Council has deemed the site unsuitable for employment and economic consideration owing to access difficulties;
- the Highway Authority assessment of the proposals concludes that subject to developer contributions, that are required to address these issues, there are no highway objections ;
- while not an allocated site it is a sequentially preferable site, as it proposes the re-use of previously developed land;
- the size and scale of the proposed development is considered appropriate when compared to the surrounding residential areas;
- the proposed development is situated in one of the few areas of Carlisle where there are likely to be sufficient primary places to accommodate any children that may move into the area while it is also within the catchment of the Richard Rose Central Academy and that school should also be able to accommodate any secondary school age pupils moving into the area in the next few years;
- no developer contribution for additional school places is, therefore, needed;
- the site is highly accessible [1km from the urban centre] and is convenient for public transport, walking and cycling thereby reducing the need to rely on

transport by the private vehicle;

- it is not subject to flood risk and environmental management within the development can avoid contributing to flood risk elsewhere;
- it is not subject to landscape protection and there are no important conservation features or assets, such as buildings or archaeological sites, historic parks and gardens, that would be prejudiced by development;
- the site is only 30m from a small stream that is a tributary to the River Eden SAC, located about 130m to the west, and a Habitats Regulations Assessment will be required to examine whether there are likely to be any significant adverse effects on the interest features of the SAC;
- in order to undertake that work the Council will need to be satisfied that there is sufficient detail provided with the application to ensure it is possible to determine that there will be no adverse effect on the integrity of the SAC. In addition to the management of foul sewage and impacts from the construction process this also includes any potential impacts from surface water run-off once the development is up and running and potential impacts if contaminants are released during ground excavation;
- further survey work, including a reptile survey and to assess potential for Great Crested Newt [a European Protected Species], needs to be addressed before the planning decision is made;
- the proposals are in line with Sub-Regional Spatial Strategy's priority to deliver balanced housing markets as they provide for 30 of the proposed 99 units to be "affordable" homes, in accord with Structure Plan Policy H19, and envisage a proposed housing mix comprising a range of house types and sizes including larger 3+ bed family housing recognised as needed within the Carlisle Urban Strategic Housing Market Assessment [SHMA];
- in terms of the "need" for the development, having regard to the Council's "5 Year Supply" position, the most recent Monitoring Report indicates that there is, within the District, 7.39 years supply [8.05 years in urban Carlisle] to meet the targets originally set by the [now revoked] RSS of 450 dwellings per annum, net of replacement of homes lost through demolitions [mainly Raffles];
- similarly, the Monitoring Report highlights that when assessed against the more ambitious targets of "Growth Point" aspirations [600 dwellings per annum] there is 5.29 years supply in the district and 5.39 years supply in urban Carlisle;
- the City Council is currently undertaking preparation of its Strategic Housing Land Availability Assessment [SHLAA] as part of the Local Development Framework [LDF] process;
- in the absence of a housing need from a 5-year supply point of view, in theory, this proposed level of development may prove prejudicial to the implementation of Carlisle City Council's development strategy and contrary to advice within PPS3;
- having regard to these unknown factors consideration of the appropriate level of new housing required for Carlisle and the merits of this proposal should therefore be best taken forward as further detailed work on the LDF process;
- given the merits of the proposal in terms of the sequential test, affordable housing contributions and the sustainable development principles, should Carlisle City Council be minded to grant planning permission for this scheme, it is recommended that a phasing condition is attached in order to prevent an over-supply of housing in any five year period, which might otherwise affect investment elsewhere in Carlisle's urban area;

- the response concludes that there is no objection provided that the Council a) refrains from determining the application until required ecological surveys and assessments are carried out and the applicant provides satisfactory mitigation and compensation measures; and b) is satisfied that the development would not undermine the development strategy of the City Council, which would otherwise be brought through the LDF process.

## 6. Officer's Report

### Assessment

6.1 The planning issues raised by the proposals are as follows:

#### 1. Location and Relationship to Policy

- 6.2 Saved Policy ST5 of the Cumbria and Lake District Joint Structure Plan places priority on new development being focussed on the County's key service centres, with Carlisle being particularly identified, in order to foster its regional role, as the location where major development should take place. That emphasis upon Carlisle as the location where major development should be concentrated is mirrored and re-affirmed in the District Local Plan's Policies DP1 and (specifically with regard to housing) Policy H1.
- 6.3 The general location of the application site clearly accords with the objective of concentrating most new development within the urban area. Moreover, as previously developed land, now derelict and capable of regeneration for other uses, its "Brownfield" status is accorded a high priority for re-development through the general encouragement the planning system gives through PPS3: Housing to proposals that re-cycle land used for former purposes to deliver future, alternative, suitable and beneficial use[s]. In Development Plan terms, Policy DP1 of the adopted Local Plan emphasises that when considering proposals for residential development, priority will be given to the re-use of previously developed land, with particular emphasis on vacant and derelict sites or buildings, in sustainable locations.
- 6.4 The application proposals are firmly in accord with the objectives of Policy DP1: it is, clearly, a highly sustainable location, being quite closely located in relation to the urban centre which lies approximately 1.0 km to the north, and it abuts extensive, well- established housing areas, notably to the east and south, and brings into use vacant and derelict land.
- 6.5 It is close to public transport [the number 66 route from Durdar to the City Centre is the closest service], it is accessible by car, and by pedestrians and cycle users and is a relatively short walking distance from amenities in the area e.g. at Currock Road and Boundary Road. It is also reasonably convenient to existing pedestrian links over a footbridge to Denton Holme. It involves no loss of sensitive landscape, or agricultural land, has very little architectural or heritage interest [and what is there can, at worst, be recorded for posterity], has some limited ecological value, and any level of remediation



that is needed to enable its development can be satisfactorily and economically undertaken to deliver a site that is "fit for purpose" for housing.

- 6.6 Whilst not an allocated site within the adopted District Local Plan, the site falls into the category of "windfall". Its' location within the urban core and status as "previously developed" land are positive attributes and its immediate proximity to extensive housing areas suggest that this is the most suitable alternative use for it [re-use for other forms of employment use would be likely to result in inappropriate and unacceptable environmental impacts]. In addition, the proposed redevelopment for housing would extend the range and choice of housing available in the Currock area which is presently dominated by small terraced and semi-detached houses. It could, therefore, create "step-up" housing for families that are settled in the area but would prefer larger and/or more spacious accommodation. This, in turn, would release smaller homes onto the housing market.

## 2. The Need for the Development

- 6.7 Committee members know that all Local Planning Authorities are required to have an up-to-date, 5-year supply of deliverable housing land. The City Council's Housing Land Supply Position (March 2011) assesses housing completions against the annual target of 450 dwellings per annum. The total amount of land with planning permission or under construction or that is allocated for housing development provides 5 years supply across the whole District. This increases to 5.08 years when only the urban area is considered. However, by projecting realistic potential delivery and taking account of the undelivered housing against target over the plan period then there is a 3.9 year supply. Bringing this site forward for housing would not, therefore, lead to an over supply of housing.
- 6.8 When the Strategic Planning Authority was consulted on this application there was an over supply of housing, which is no longer the case. However, in spite of this the County Council raised no objections to the principle of the development but recommended that if the Local Planning Authority was minded to grant planning permission in the absence of a 5-year housing need, a phasing condition be attached to avoid the over-provision of housing development in Carlisle's urban area.
- 6.9 In light of the current housing supply position, it is no longer considered necessary to phase the housing development.

## 3. Access and Transport Impacts

- 6.10 The publicity accorded to the proposals [coupled with Community Engagement through the local Neighbourhood Forum carried out by the applicants prior to the application being lodged] has generated some opposition to these proposals, mainly from residents of South-Western Terrace. That is, perhaps, because that road is the proposed means of vehicular access to serve the development.
- 6.11 The objectors regard that street as inadequate in width and, due to its

gradient and surfacing [setts], as unsuitable in winter conditions. They also consider it has poor junction design where it meets Currock Road. They regard these as factors that contribute to making its use for more development inappropriate.

- 6.12 However the physical dimensions of the street, i.e. from front wall to front wall, are actually quite generous and the gradient of the street is not so severe as to conflict with good road design. The applicants propose to re-engineer the road to remove the existing, continuous kerbside parking that occurs on both sides of the carriageway and replace it with a combination of indented, parallel parking, reduced footway widths and a new area of secure, off-street parking for use by residents. The modified "through" carriageway would be designed to safeguard the existing 20 mph speed limit but would enable access for the largest vehicles that normally use residential streets, such as furniture removal and delivery wagons, refuse collection vehicles and appliances used by the emergency services.
- 6.13 Similarly, although several objectors have a perception that every property that might be built would be occupied by households with more than a single car and they would all leave and arrive back at the same time in the morning and evening "peaks" [and so cause traffic chaos], that is highly improbable. In fact, applying trip generation figures from the current version of the TRICS [Trip Rate Information Computer System] database i.e. the nationally adopted, "industry standard" for deriving projected vehicle trip rates, the 85th per centile suggests that the development would generate 24 vehicle "arrivals" during the am peak [0800-0900 hours] and 51 "departures" over the same period. At the evening peak [1700-1800 hours], there would be 52 arrivals and 26 departures. In terms of assignment of traffic to the network, it is anticipated that 73% would turn left onto Currock Road while the remainder [27%] would turn right, then left into Beaconsfield Street. These flows are well within the design capacity of the local road network and junctions within it.
- 6.14 County Highways has raised no objections to the proposals, subject to the imposition of a number of conditions and subject to the following:
- i. a developer contribution is secured via a Section 278 Agreement for the improvements proposed to South Western Terrace, including the narrowing of existing footways of South Western Terrace, the inclusion of parking spaces (on road) and the realignment of the carriageway;
  - ii. a developer contribution is secured via a Section 106 Agreement to the value of £51,250 for the upgrading of the existing footbridge on the Caldew Link to the Caldew cycleway;
  - iii. a developer contribution is secured to the value of £3,950 in order for the developer to fund the advertisement and implementation of any possible Traffic Regulation Orders necessitated by this development; and

#### 4. Parking Arrangements for Existing Occupiers

- 6.15 The applicants' proposals for parking for the existing residents of South Western Terrace embrace a combination of limited, roadside parking within indented parallel bays, together with the proposed dedicated, secure off-street parking area just to the west of the access lane leading to the rear of Currock Bank Court. These proposals would create about 29 parking spaces in total which compares favourably with the number of existing dwellings [23]. Precise arrangements for the formation of the off-street parking area, the assignment of its spaces, the mechanism for managing access to it, and arrangements for its future maintenance would need to be agreed. These are matters that can be addressed through a S106 Agreement.
- 6.16 Members may note that one writer who has written about the application identifies that she is registered disabled and needs to be able to park close to her home since she could not cope with walking uphill from the proposed parking area. That is precisely the sort of detail that would need to be carefully addressed but, as there would be 4 no "parallel" parking spaces for the 6 properties in the terrace where the writer lives, it should be possible to ensure one is specifically allocated for her use.

## 5. Privacy

- 6.17 Some objections maintain the proposals would lead to a loss of privacy. However, although the Sketch Layout is simply "indicative" at this stage and cannot be taken too literally, it is apparent from it that the dwellings that would be erected are capable of being sited, designed and orientated to ensure that they achieve the normal "21 metres" window-to-window distances between habitable rooms of existing homes and the nearest habitable rooms of any proposed dwellings [12 metres if window to blank wall]. While it is also contended that there will be a loss of privacy from passing traffic, this is no more than happens with any new development, since every new home owner in every new estate, regardless where it is built, has to drive, cycle or walk past somebody's existing house to get there.

## 6. Affordable Housing

- 6.18 Policy H5 of the adopted District Local Plan requires that proposals for the development of allocated sites and windfall sites of 10 or more dwellings in the urban area should provide for 30% of the dwelling units to be "affordable housing" [although in some exceptions a financial contribution in lieu of on-site provision can be accepted].
- 6.19 The applicants are cognisant with that requirement and their Design & Access Statement acknowledges that the detailed proposals will need to bring forward 30 affordable dwellings. It proposes that the particulars of numbers, type, tenure and location, coupled with the timing and phasing of their delivery, arrangements for transfer, occupancy restrictions, and the mechanism to ensure they are retained as affordable housing for successive occupiers be determined in detail at Reserved Matters stage at which time relevant current housing needs can be addressed.
- 6.20 The Council's Housing Strategy Team has been consulted and generally

welcomes the proposals. They suggest that the 30 units could be broken down to 1/3rd being 30% discounted sale, 1/3rd being social rented through an RSL and a third being for intermediate sale [HomeBuy].

- 6.21 The provision of affordable housing at the site would need to be secured through a Section 106 Agreement.

#### 7. Effect on Nature Conservation/Biodiversity

- 6.22 Through, effectively, abandonment for several years, parts of the site have the potential to have become wildlife habitat used by a variety of species including bats, amphibians and reptiles, and perhaps by some that are protected species.
- 6.23 Although some investigative work was carried out by the applicant's consultants prior to submission of the application, Cumbria Wildlife Trust and Natural England initially objected to the application on the basis that the detailed ecological surveys necessary to enable an informed determination of the application had not been undertaken. Cumbria County Council has also reiterated, in its consultation response, that the submission provided insufficient survey information.
- 6.24 Subsequent to these concerns being reported, the applicant commissioned further survey work in September/October 2010 in relation to Reptiles and Bats and in April/ May for Great Crested Newts and Otters. Natural England has been provided with copies of those Surveys and it has raised no objections to the proposals, providing that the proposal is carried out in accordance with the terms and conditions of the application and submitted plans and providing that some biodiversity enhancement is incorporated into the scheme.
- 6.25 The Council has also commissioned an Assessment of Likely Significant Effects [ALSE] under the Habitats Regulations in order to ensure there is no harm to the special interest features of the River Eden [and its Tributaries] SAC which lies to the west of the site and into which a watercourse that traverses the site flows. This concluded that the proposed development at Currock Yard is unlikely to have a significant effect alone or in combination with other plans or projects on the interest features of the River Eden Special Area of Conservation, provided that all of the mitigation measures included in the planning documents and/or referred to in this document are implemented. These mitigation measures will be ensured by way of condition.

#### 8. Open Space

- 6.26 There will be a requirement to provide open space contributions as part of this application. As this is an Outline application, the exact number of dwellings and the proposed housing mix has not yet been provided and, therefore, it is not possible to identify an exact level of financial contribution which is governed by these details. As Members will be aware the provision of financial contributions need to be secured through the completion of a S106 agreement. In the absence of clarity regarding the number of dwellings/

housing mix a formula will be used to calculate the level of financial contribution when the Reserved Matters application is submitted, which could be inserted into the prospective S106 agreement.

## 9. Archaeology

- 6.27 The County Archaeologist has noted that the archaeological desk-based assessment indicates that the site contains structures of some historic interest, in particular the existing large depot in the centre of the site and the former pump house on the eastern perimeter. He has, therefore, requested that an archaeological building recording programme be undertaken in advance of the demolition/ redevelopment of these structures. This has been secured by way of a condition.
- 6.28 The Council's Heritage Officer considers that the former pump house is worthy of retention and conversion to residential use. A condition has, therefore, been added to the ensure that this building is retained.

## **Conclusion**

- 6.29 The application site is located in a very sustainable location, near to the city centre and in an established residential area of the city, can add to the stock of affordable housing in urban Carlisle and will bring about the re-use of previously developed land, a key objective of PPS3 and in accord with the Development Principles set out in Policy DP1 of the adopted District Local Plan.
- 6.30 There are no physical constraints, or service deficiencies, and suitable standards of open space and landscaping can be secured at detailed layout stage. Measures to safeguard nature conservation interests and to enhance biodiversity can be incorporated and detailed design criteria will safeguard future residents from adverse noise from railway activities. An appropriate access that is acceptable to the Highway Authority can be provided through improvements to South Western Terrace and at junctions on the wider network and enhanced access to footway and cycle access can also be achieved. Arrangements for future resident parking at South Western Terrace can also be secured.
- 6.31 Assuming Committee concur with this analysis and Members support the principle of this site's development to add to the city's future housing stock, a S106 Agreement will be needed to cover the matters identified by County Highways in relation to highway and footway works (identified in para 6.14 above); for the provision of the off-street resident parking area; for the provision of affordable housing; and for the provision of open space contributions. Any works which need to be undertaken within the highway, would be formulated as part of a S278 Agreement with the County Council.
- 6.32 It is, consequently, recommended that Outline Planning Permission be granted and that Officers be authorised to release the Notice of Decision subject to the completion of a satisfactory Agreement under S106 of the Town & Country Planning Act 1990 covering the matters set out in para 6.31 above.

## **7. Planning History**

- 7.1 The site has been used for railway purposes since the late 1800's-early 1900's when rail sidings covering approximately 75% of the site area were laid alongside the existing Carlisle to Maryport railway line. By the 1901 edition of the Ordnance Survey, the centre of the site was occupied by a large engine shed with an engine turntable immediately to the south of it.
- 7.2 There is no pertinent planning history of applications.

## **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 3 years 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 5 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 and landscaping of the site, inclusive of the wildlife corridor and open space (hereinafter called "reserved matters") shall be submitted to and approved in writing 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 outline planning permission comprise:

- 1. Planning Application Form received 14th July 2010;
- 2. Tree Report received 14th July 2010;
- 3. Tree Constraints Plan Drawing Number 01 received 14th July 2010;
- 4. Tree Condition and Value Report received 14th July 2010;
- 5. Transport Assessment received 14th July 2010;
- 6. Preliminary Ecological Appraisal Report received 14th July 2010;

7. Design and Access Statement received 14th July 2010;
8. Noise and Vibration Assessment received 14th July 2010;
9. Environmental Report Figure 1 - Site Location Plan received 14th July 2010;
10. Environmental Report Figure 2 - Site Plan received 14th July 2010;
11. Geo-Environmental Desk Top Study received 14th July 2010;
12. Framework Travel Plan received 14th July 2010;
13. Flood Risk Assessment received 14th July 2010;
14. Consultation Statement received 14th July 2010;
15. Archaeology and Cultural Heritage Desk Based Assessment received 14th July 2010;
16. Air Quality Assessment received 14th July 2010;
17. Sketch Proposal Drawing Number 01 Revision D received 29th June 2011;
18. Site Location Plan Drawing Number C002 received 14th July 2010;
19. Bat Survey received 19th October 2010;
20. Reptile Survey Report received 19th October 2010;
21. Additional Ecological Input For Planning received 29th June 2011
22. the Notice of Decision; and
23. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

4. Prior to the commencement of development there shall be submitted to, and approved in writing by the Local Planning Authority ("the LPA"), a plan and/or programme showing the proposed phasing of the development, including the provision of affordable housing, the wildlife corridors and public open space. The development shall thereafter proceed only in accordance with the approved phasing and/or programme or such variation to that plan and/or programme as may subsequently be agreed in writing by the LPA.

**Reason:** To secure in the public interest a satisfactorily correlated order of development in accordance with Policy LC4 and H5 of the Carlisle District Local Plan 2001-2016.

5. 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.

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 commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure that appropriate boundary treatment is erected in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. 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.

9. The development hereby approved shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing, by the Local Planning Authority. The scheme shall be implemented as approved.

**Reason:** To prevent pollution of the underlying major aquifer and surface waters and to ensure that adequate means of foul and surface water disposal, in accordance with Policies CP11 and CP12 of the Carlisle District Local Plan 2001-2016.

10. No development shall commence until details of the wildlife enhancement measures to be incorporated into the development have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**Reason:** To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.



11. Prior to the commencement of development hereby approved a Habitat Management Plan shall be submitted for approval in writing by the Local Planning Authority. This should outline how the existing habitat to be retained and the proposed habitat to be created shall be managed to ensure that it keeps and enhances its wildlife interest.

**Reason:** To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. Works are to commence outside the nesting bird season (generally mid-March to August). If this is not possible, the area subject to disturbance is to be thoroughly checked by a suitably experienced ecologist prior to works commencing and if an active nest is found, the nest and surrounding habitat is to be left undisturbed until the young birds have fully fledged.

**Reason:** It is illegal to take, damage or destroy the eggs of any wild bird, or its nest while the nest is in use or being built (Wildlife & Countryside Act 1981). Any land clearance/infilling must be done outside the bird nesting season.

13. To mitigate any disturbance to protected species on the site, the impact of lights both during the building operations and thereafter shall be minimised. Before the commencement of the development hereby approved, details of lighting arrangements shall be submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To minimise the impact of the development upon the protected species in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

14. The Reserved Matters application shall incorporate the retention of the former Pump House for residential purposes, unless it can be demonstrated that the building is not structurally capable of conversion.

**Reason:** To ensure the retention of buildings of historic interest in accordance with Policy LE16 of the Carlisle District Local Plan 2001-2016.

15. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around those trees and 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 trees/hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

16. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

1) A site investigation scheme, based on (the desk study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

In the event that any adverse effects do occur when carrying out the approved development and where remediation is necessary a remediation scheme must be prepared, which is subject to approval in writing by the Local Planning Authority.

**Reason:** To protect the quality of groundwater in the underlying principle aquifer and surface waters in accordance with Policy CP11 of the Carlisle District Local Plan 2001-2016 and 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.

17. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority (to an adoptable standard forming part of a section 38 agreement) 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. Any works so approved shall be constructed before the development (or as indicated on the subsequent phasing plan) 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.

18. Details of the proposed highway improvements and links shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and shall not be occupied until the improvements have been constructed (or contribution thereto received in full).

**Reason:** To ensure a suitable standard of accessibility for pedestrians, cyclists and vehicles and to support Local Transport Plan Policies LD5, LD7 and LD8.

19. 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.

20. 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 as well as the timings of these construction activities 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.

21. Within 6 months of the development (or any part thereof) becoming occupied, the developer shall prepare and submit to the Local Planning Authority for their approval a Travel Plan which shall identify the measures

that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the developer within 12 months of the development (or any part thereof) opening for business.

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

22. An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/occupier and submitted to the Local Planning Authority for approval.

**Reason:** To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies WS3, LD4 and Structure Plan Policy T31.

23. Works to South Western Terrace, including works to the junction with South Western Terrace and Currock Road, shall be agreed in writing with the Local Planning Authority, prior to any works commencing on site. These agreed works need to be in place before construction commences.

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

24. Prior to the carrying out of any construction works as part of the permitted development the existing large depot shed and former pump house shall be recorded in accordance with a Level 3 survey as described by English Heritage's document Understanding Historic Buildings A Guide to Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant Level 3 survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration and demolition as part of the proposed development.

25. Before the occupancy of any residential unit, noise level measurements must be undertaken in at least ten residential units overlooking the railway line, to verify that the internal noise levels do not exceed 35 dB LAeq 16 hr 07.00 to 23.00 (daytime) and, that they do not exceed 30 dB LAeq 8 hr 23.00 to 07.00 (night time).

Additionally, for the night time period, measurements must include LA<sub>max</sub> levels to ensure that instantaneous internal noise levels, due to external events, do not exceed 45 dB LA<sub>max</sub> fast. In order to determine how regular the occurrence of LA<sub>max</sub> events in excess of 45 dB may be, they should be determined over at least 1 minute intervals during the eight hour night time period.

The noise levels are to be measured with windows closed and all ventilators open in the room in which the measurements are carried out. Daytime noise levels are to be measured in living rooms and the night time levels to be measured in bedrooms. The rooms chosen must overlook the railway line.

Before the measurements are undertaken a schedule of the properties and rooms to be used must be submitted in writing to the Local Planning Authority ("the LPA") and the work must not be undertaken before the schedule is agreed in writing.

The measured noise levels are to be reported to and approved in writing by the LPA.

**Reason:** To protect the living conditions of the future occupiers of the proposed residential units and to accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

26. Prior to the commencement of development, the applicant shall submit a Method Statement for approval in writing by the Local Planning Authority. This Method Statement shall include full details of excavations, earthworks and any demolitions to be carried out within 10m of the railway undertaker's boundary. The works shall be carried out in strict accordance with this Method Statement.

**Reason:** To protect the safety, operational needs and integrity of the adjacent Network Rail property.

27. 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 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

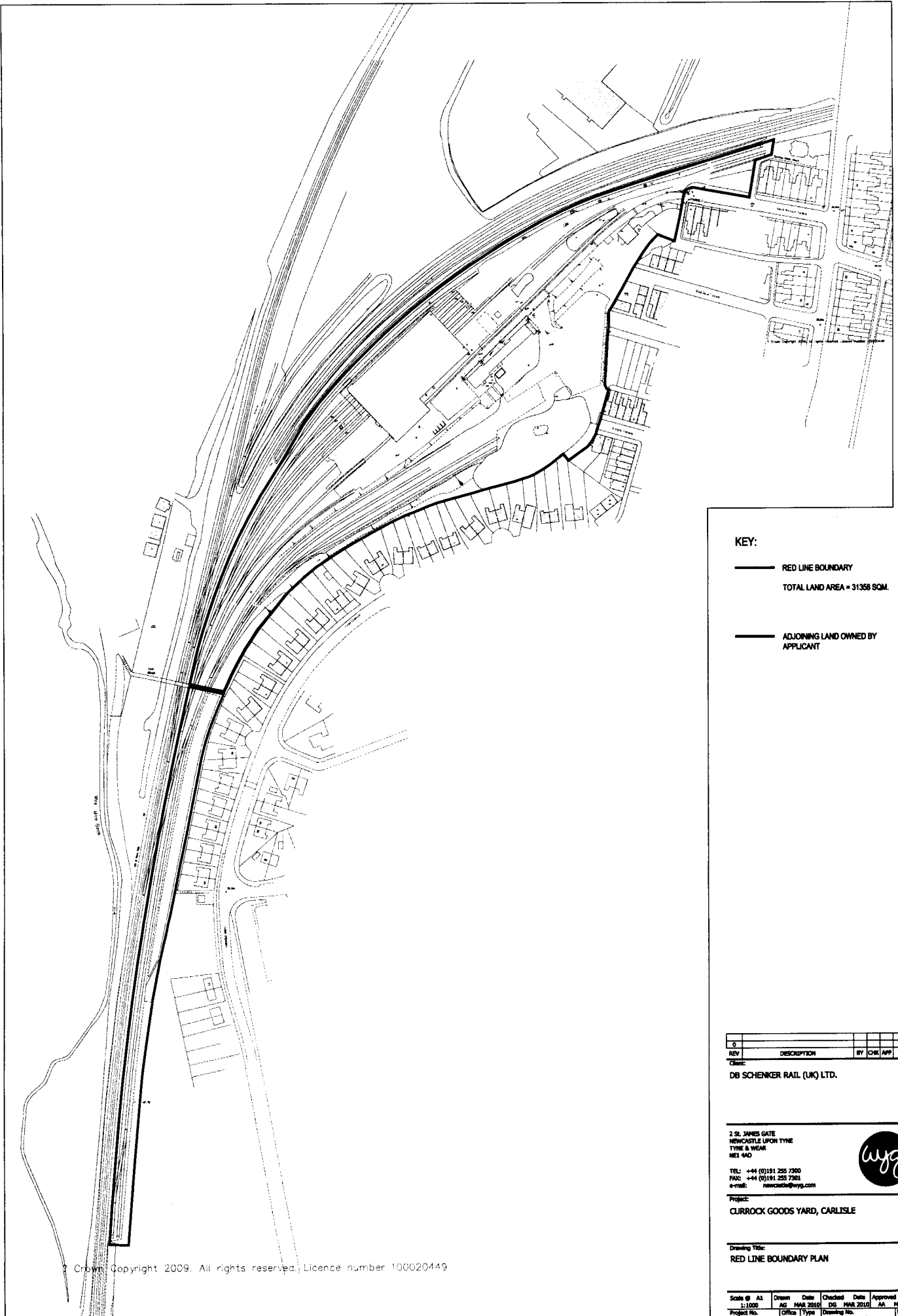
development and shall not be varied without prior written agreement of the Local Planning Authority.

**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.

28. No work associated with the construction of the development hereby approved shall be carried out before 0730 hours or after 1800 hours on weekdays and Saturdays (nor at any times on Sundays or statutory holidays) unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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**KEY:**

- RED LINE BOUNDARY
- TOTAL LAND AREA = 31358 SQM.
- ADJOINING LAND OWNED BY APPLICANT

REV	DESCRIPTION	BY	CHK	APP	DATE
0					

Client: DB SCHENKER RAIL (UK) LTD.

2 St. James Gate  
NEWCASTLE UPON TYNE  
TYNE & WEAR  
NE1 4AD

TEL: +44 (0)191 255 7300  
FAX: +44 (0)191 255 7301  
e-mail: newcastle@wyg.com



Project: CURROCK GOODS YARD, CARLISLE

Drawing Title:  
RED LINE BOUNDARY PLAN

Scale @ A1	Drawn	Date	Checked	Date	Approved	Date
1:1000	AG	MAR 2010	DG	MAR 2010	AA	MAR 2010
Project No.	Office	Type	Drawing No.	Revision		
A057771	37	T&T	C002	0		



**SITE AREA 3.1 Hectares**  
**99 Residential units**  
**Density achieved equals 32/ha**

- House Types Provisional**
- 2 Bed
  - 3 Bed
  - 3 1/4 Bed - With Garage
  - 4 Bed - With Garage



**DAY CUMMINS LIMITED**  
 Architects & Engineers  
 Castlemeath, Co. DU  
 Tel: 01800 837000  
 Email: day-cummins@day-cummins.com

Project	DS SCHENKER RAIL (UK) LTD. Preston, Lancashire Currock Yard, Currale
Client	Day Cummins
Drawn By	Day Cummins
Scale	1:500
Date	12/09/09
Project No.	2012
Sheet No.	01
Scale	D





## SCHEDULE B: Reports Requiring Further Information

11/0338

**Item No: 02**

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0338

**Applicant:**  
Ms Graham

**Parish:**  
Kingmoor

**Date of Receipt:**  
04/05/2011

**Agent:**  
Entrust Ltd

**Ward:**  
Stanwix Rural

**Location:**

Cargo Farm Cottage, Cargo, Carlisle, CA6 4AW

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**Proposal:** Erection Of 2No. Wind Turbines (20kW) 20.6 Metre Hub Height, 27 Metre Tip Height And All Associated Works

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### REPORT

**Case Officer:** Angus Hutchinson

#### Summary

The proposal is in accordance with the overall objectives of Government energy policy. This is in the context where Cumbria has a target of providing 210 MW by 2010 rising to 247.5 MW by 2015 with actual provision standing at 143 MW. The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels. Key principle (iv) of PPS22 requires that the wider environmental benefits of proposals be given significant weight. Key principle 1 of PPS22 also 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.

The application site falls within Landscape Character Sub Type 2c – Coastal Plain. Under the Cumbria Wind Energy Supplementary Planning Document this landscape is acknowledged as having a capacity to accommodate a small group of 3-5 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 to neighbouring residents.

However, the report will be updated with specific regard to the remaining issues concerning the submitted acoustic report; the health effects from shadow flicker; awaited updated comments from Natural England and the RSPB; and the Eskdalemuir Seismological Recording Station.

#### 1. Recommendation

## **2. Main Issues**

- 2.1 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;
- 2.2 the impact of the proposed development on the landscape and visual character of the area including cumulative impact;
- 2.3 the effect of the proposed development on the living conditions of local residents (noise and shadow flicker);
- 2.4 the effect of the scheme on local ecology and nature conservation; and
- 2.5 Eskdalemuir Seismological Recording Station.

## **3. Application Details**

### **The Site**

- 3.1 Cargo Farm is located on the southern side of the road running through the Village and consists of the farmhouse, cottage and a variety in age and style of agricultural buildings including a silage clamp. The agricultural enterprise at the farm provides employment for two full time workers; appears to extend to 191 hectares although the agent has subsequently confirmed the applicant's ownership is only 8.7 hectares; and consists of growing wheat and barley, and rearing cattle.
- 3.2 To the immediate east and west, the farmstead is neighboured by residential properties. The application site is approximately 80 metres to the south of the farmstead and is consists of relatively flat grazing land with adjoining agricultural fields delineated by hedges and occasional hedgerow trees. The other notable features of the existing landscape include electricity pylons to the east and north, and the presence of the BSW timber yard. The application site is within the Buffer Zone of Hadrian's Wall Military Zone World Heritage Site, and within sub-type 2c "Coastal Plain" as identified in the Cumbria Wind Energy Supplementary Planning Document (2007) and the Cumbria Landscape Character Guidance and Toolkit (2011). It is within an "alert" area for wintering geese and swans and lies close to the Upper Solway Flats and Marshes Special Protection Area. The site is also within the safeguarding area for the Eskdalemuir Seismic Recording Station.

### **The Proposal**

- 3.3 The current application seeks permission for the erection of two 20kw wind turbines each having three blades, a hub height of 20.6 metres and an overall height of 27 metres. The intention is for the turbines to primarily provide power to Cargo Farm with any surplus going into the national grid. The proposal, as revised, shows the turbines to be located 50 metres to the west of an existing hedgerow containing a mature Sycamore tree.
- 3.4 The application is accompanied by a Design and Access Statement, an Acoustic Report, a statement on Ecological Considerations, and a response to the comments of Natural England and the RSPB.

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

4.1 This application has been advertised by a site notice and the direct notification of the occupiers of 26 neighbouring properties. In response two objections have been received on the following grounds:

1. the proposed wind turbines will be another eyesore (along with the electricity pylons) spoiling the view;
2. flawed economic and environmental case for wind energy;
3. noise pollution;
4. the possibility of “flicker”.

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

Eskdalemuir Seismic Recording Station: - comments awaited.

Carlisle Airport: - no objection.

National Air Traffic Services: - no safeguarding objection to the proposal.

Natural England - relating to protected species, biodiversity & landscape: - need for a more robust ecological appraisal and risk assessment of the site.

Cumbria County Council - (Archaeological Services): - consider that the proposed development has a low potential to affect significant archaeological remains and therefore do not wish to make any recommendations or comments.

Ministry of Defence/Defence Estates: - no objection to the proposal.

English Heritage - North West Region: - although this application lies within the Buffer Zone of the Hadrian's Wall World Heritage Site, it is our view that it will not impact on the ability to comprehend and appreciate Roman military planning and land use, and therefore do not wish to sustain an objection to this proposal.

Cumbria County Council - (Highway Authority): - no objection, considered that the proposal does not affect the highway.

Kingmoor Parish Council: - concern with regard to effects on wildlife.

Royal Society for the Protection of Birds: - the applicant should obtain bird data from Tullie House and make an assessment of the results. The RSPB has developed a methodology whereby the applicant chooses 2 options: Option 1 – do a full 36 hours of vantage point survey as per the SNH/Natural England guidelines; or Option 2 – an equivalent area of 28 hectares per turbine is established as a refuge for geese with no shooting, disturbance and limiting sheep numbers to leave grass for geese to eat.

In addition, turbines must be located close (but not within 50 metres for bats or 100 metres if barn owls) to existing farm infrastructure.

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

### **Assessment**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 As a result of the recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan unless and until the Localism Bill is enacted. Given the stage of the Localism Bill (and the lack of certainty as to what its ultimate content will be) it is inappropriate to give weight to the Government's intention to revoke the RSS; and this is in accord with the Court of Appeal's judgment in June 2011. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the "saved policies" of the Cumbria and Lake District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership's Sub Regional Spatial Strategy 2008 - 2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).
- 6.3 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 10% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2010 (rising to at least 15% by 2015 and at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.4 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity. Policy E35 seeks to safeguard areas and features of nature conservation interest.
- 6.5 In terms of the LP policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policies CP2, LE2 and LE3 seek to ensure that development conserves and enhances the biodiversity value of areas. Policy LE7 seeks to safeguard the character and setting of the Hadrian's Wall World

Heritage site. 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 2c Coastal Margins - Coastal Plain (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 a “low” to “moderate” capacity to accommodate wind energy schemes i.e. up to a small group of 3-5 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”; and Circular 11/95 “The Use of Conditions in Planning Permissions”. The National Planning Policy Framework Draft Consultation (NPPF) issued on the 25<sup>th</sup> July 2011 is a material consideration which needs to be taken into account. However, its policies have been accorded little weight because it is still in draft form and may change following the consultation period.
- 6.9 The Climate Change Supplement to PPS1 refers to the urgent need for action on climate change and encourages local authorities to tackle the causes and impacts of climate change through policies to promote, rather than restrict, the development of renewable energy sources such as wind power.
- 6.10 PPS22 indicates that renewable energy developments should be capable of being accommodated throughout England although the potential impact of renewable energy projects close to nationally designated areas (such as National Parks and Areas of Outstanding Natural Beauty) is a material consideration. ETSU-R-97 is to be used when assessing the impact of noise on nearby residents. PPS7 states that countryside policies should provide for the sensitive exploitation of renewable energy. PPS9 sets out the key principles relating to development and nature conservation. Planning decisions should aim to maintain, enhance, restore or add to biodiversity.
- 6.11 Paragraph 9 of Annex 3 of Circular 8/93 “Costs in Planning and Other Proceedings” highlights that planning authorities are expected to thoroughly consider relevant advice from a statutory consultee. Nevertheless, it is always the authority’s sole responsibility to ensure that, if they adopt such advice, their decision is based on a complete understanding of the consultee’s advice. In addition, paragraph 11 of Annex 3 of Circular 8/93

advises that planning authorities will be expected to show that they have considered the possibility of imposing relevant planning conditions on a grant of permission which would allow development to proceed.

- 6.12 The 2007 European Union Common Energy Policy includes a binding target of 20% of overall energy to be produced from renewable by 2020 and a 20-30% reduction in greenhouse gases. The Climate Change Act 2008 set a legally binding target to reduce greenhouse gas emissions by at least 80% by 2050 and reductions in CO2 emissions of some 26% by 2020 against a 1990 base. In 2009, EU Directive 2009/28/EC set out a requirement of 35% of electricity to be produced from renewable. This directive sets out the contribution from each member state with the UK set to produce 15% of all energy from renewable sources by 2020. The 2009 Renewable Energy Strategy highlights a need to radically increase our use renewable electricity and notes that the 15% binding target requires a seven fold increase in the share of renewable in less than a decade.
- 6.13 Members of Parliament have recently approved the Government's final set of National Policy Statements on energy. The NPs reiterate the key role of renewable electricity production has in meeting the 15% target by 2020. Of all the renewable energy sources, onshore wind is recognised as the most well established and most economically viable source of renewable electricity available for future large scale deployment in the UK.
- 6.14 When assessing this application it is considered that there are five 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. the effect of the proposed development on the living conditions of local residents (noise and shadow flicker);
  4. the effect of the scheme on local ecology and nature conservation; and
  5. Eskdalemuir Seismological Recording Station.
- 1) The contribution of the scheme towards the regional and county targets for the generation of renewable energy and any other social, environmental and economic benefits**
- 6.15 PPS22 "Renewable Energy" identifies a number of key principles which local planning authorities and developers should adhere to in their approach to planning for renewable energy. Paragraph 1(i) explains that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. Paragraph

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

- 6.16 Paragraphs 2 to 5 of PPS22 highlight that the Regional Spatial Strategy should include the target for renewable energy capacity in the region. The targets should be reviewed on a regular basis and revised upwards if they are met. However, the fact that a target has been reached should not be used in itself as a reason for refusing planning permission for further renewable energy projects, nor should the potential for offshore generation be used as a justification to set lower onshore targets.
- 6.17 Policy EM17 of the Regional Spatial Strategy (RSS) encourages the promotion and greater use of renewable energy sources and includes a target of having 10% of the region's electricity production from renewable sources by 2010 and rising to 15% in 2015 and 20% in 2020. The sub-regional target for Cumbria is to have 15 - 21 onshore wind farms by 2010 with generating capacity of 210 MW increasing to 247.5 MW by 2015.
- 6.18 The available records indicate that there are currently 17 onshore wind farms operating in Cumbria and seven more with consent with a total of 143 MW of generating capacity. In effect, the county target for 2010 has yet to be met and, at the current rate, the target for 2015 is unlikely to be met.
- 6.19 The current proposal would provide two 20kw turbines to provide power to the applicant's property. In effect the proposal is relatively modest in nature on its own but the environmental, energy and economic benefits still need to be afforded significant weight.

## **2) Landscape and visual impacts including cumulative impact**

- 6.20 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.
- 6.21 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.

- 6.22 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 2c – Coastal Plain which is characterised as flat and slightly undulating; long and narrow fields in undulating areas with larger fields in flat areas; intersected by shallow rivers and watercourses; hedges forming main field boundaries; scarce tree cover; predominantly pasture with some arable in drier areas; Hadrian's Wall World Heritage Site; and historic field patterns linked to settlements.
- 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 3-5 turbines.
- 6.27 When considering impact on the landscape character, the scheme would present a new landscape feature and the turbines would appear as new key characteristic elements. However, in the context of the existing pylons and agricultural buildings, the local sensitivity of the site area is considered to be low. Based on the limited size and scale of the proposed turbines, it is considered that the proposal can be reasonably well accommodated within the landscape. In overall terms, it is considered that the proposal would appear as a prominent, yet simple and coherent feature in a broad and expansive farmed landscape that is already characterised by other large scale man made features. In relation to the surrounding landscape and neighbouring character types, it is recognised that the wind turbines may be visible from these areas, and as such could indirectly affect the character of some of the neighbouring landscape character types.
- 6.28 On this basis it is considered that the proposal would not cause unacceptable harm to the landscape character.

ii) Visual

- 6.29 When assessing this issue 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, direct and indirect visual effects would generally occur for those dwellings on the southern side of the Village particularly within distances of approximately 200 metres from the application site. 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, the proposed turbines 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. However, it is considered that the neighbouring residential properties would not unduly suffer from negative visual effects such as visual dominance, overbearing, or blocking of light, which collectively may affect the overall visual amenity and associated living standards.
- 6.30 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 (depending on the circumstances) the intervening planting and buildings, the oblique relationships, and the degree of separation. Furthermore, the impacts on existing public vantage points, such as along the Rockcliffe/Cargo road, are considered not to be significant.
- 6.31 It is recognised that this assessment has not included the cumulative effects of the proposal in relation to a current application for 9 turbines at Beckburn Peat Works. When considering this issue of assessing the cumulative effects, three points need to be kept in mind.

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

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

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

### **3) Living conditions of local residents (noise and shadow flicker)**

- 6.32 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.

- 6.33 When assessing and rating existing and anticipated noise levels the ETSU-R-97: "The Assessment and Rating of Noise from Wind Farms", 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.
- 6.35 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.
- 6.36 The submitted Design and Access Statement explains in paragraph 7.3 that the proposed turbine produces on average 40 dBA with a wind speed of 5m/s at 60 metres, and this decreases if the distance is extended beyond 60 metres. The Statement goes on to incorrectly state that there are no residential dwellings within 300 metres other than that of the applicant. In the context of the submitted Acoustic Report, which includes data for properties up to 100 metres away, further clarification on this matter has been sought from the applicant.
- 6.37 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. It is recognised as being 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. In this case, the information accompanying the current application does not confirm the likely operating frequency.
- 6.38 In relation to amenity, paragraph 76 of the Wind Energy Annex 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. In this case the rotor diameter is 13.1 metres with there being no properties within the specified distance. As such there should not be any risk of such an impact on residential amenity.

#### **4) Ecology and nature conservation**

- 6.39 In response to the comments from Natural England, the applicant's agent has explained that the land area in ownership of the applicant is 8.7 hectares which is clearly considerably less than the area requested from the RSPB for set aside. In addition, it is alleged that it would be reasonable to conclude

that the relatively small turbines proposed will not present an additional threat to birds either in terms of collision risk (because of the small swept area of the blades); or direct loss of habitat due to the deterrence effect of the proximity to Cargo village, the overhead power lines, the sawmill, and railway marshalling yard.

- 6.40 Responses from Natural England and the RSPB are currently awaited at the time of preparing the report.

## **5) Eskdalemuir Seismological Recording Station**

- 6.41 A consultation response from the Eskdalemuir Seismic Recording Station is currently awaited at the time of preparing the report. Members will recollect that during their previous Meeting planning permission was refused for a proposed windfarm at Hallburn (application number 11.0118) for a number of reasons, one of which was on the basis that 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. Research jointly commissioned by the DTI, BWEA and the MoD has confirmed that wind turbines 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.
- 6.42 The submitted information accompanying the current application does not address this matter. A potential solution could involve the installation of “pads” to absorb and insulate against seismic noise not only on the proposed turbines but, in order to generate spare capacity, on existing turbines already within the safeguarding area that are not operated by the applicant. However, such a solution (and the accompanying technical information required to show that such a solution and extent necessary would be effective) has not been formally advanced by the applicant and the City Council has not been made aware of any agreement with an existing wind farm operator to give “control” to the applicant to pursue such an option.
- 6.43 On the matter of conditions Circular 11/95 states that a local authority may impose conditions regulating the development or use of land under the control of the applicant even if it is outside the site which is the subject of the application. The question whether land is under the control of an applicant is a matter to be determined according to the facts of the particular case, and is not dependent on the existence of a freehold or leasehold interest: only such control over the land is needed as is required to enable the developer to comply with the condition. Paragraph 28 of Circular 11/95 goes on to say that a condition may raise doubt about whether the person carrying out the development to which it relates can reasonably be expected to comply with it. If not, subsequent enforcement action is likely to fail on the ground that what is required cannot reasonably be enforced e.g. a condition requiring the construction of a means of access on land not under the control of the applicant. If the applicant carried out the development without complying with the condition the local authority could enforce the condition only by

taking action against the third party who owned the land but who had gained no benefit from the development. The suggested way forward is by framing the condition so as to require that the approved development is not commenced until the access has been constructed.

- 6.44 In addition, paragraph 38 of Circular 11/95 advises that it is unreasonable to impose a condition which developers would be unable to comply with themselves, or which they could comply with only with the consent or authorisation of a third party, for example a condition requiring the applicant to obtain an authorisation from another body. Although it would be ultra vires to require works which the developer has no power to carry out, or which would need the consent of a third party, it may be possible to achieve a similar result by a condition worded in a negative form, prohibiting development until a specified action has been taken.
- 6.45 Significantly, paragraph 40 of the Circular also highlights that such a negative condition should only be imposed if there are at least reasonable prospects of the action in question being performed within the time limit imposed by the permission. In the current absence of any proposed solution based on verified technical information and an agreement with an existing wind farm operator to give “control” to the applicant, it is considered unlikely that this matter could be addressed by the imposition of a condition that meets the tests of Circular 11/95.
- 6.46 An updated report will be presented to Members on this issue following receipt of the awaited comments.

### **Other Matters**

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

### **Conclusion**

- 6.48 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. Key principle 1 of PPS22 also 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.
- 6.49 The application site falls within Landscape Character Sub Type 2c – Coastal Plain. Under the Cumbria Wind Energy Supplementary Planning Document this landscape is acknowledged as having a capacity to accommodate a small group of 3-5 turbines. It is considered that the proposal would not cause

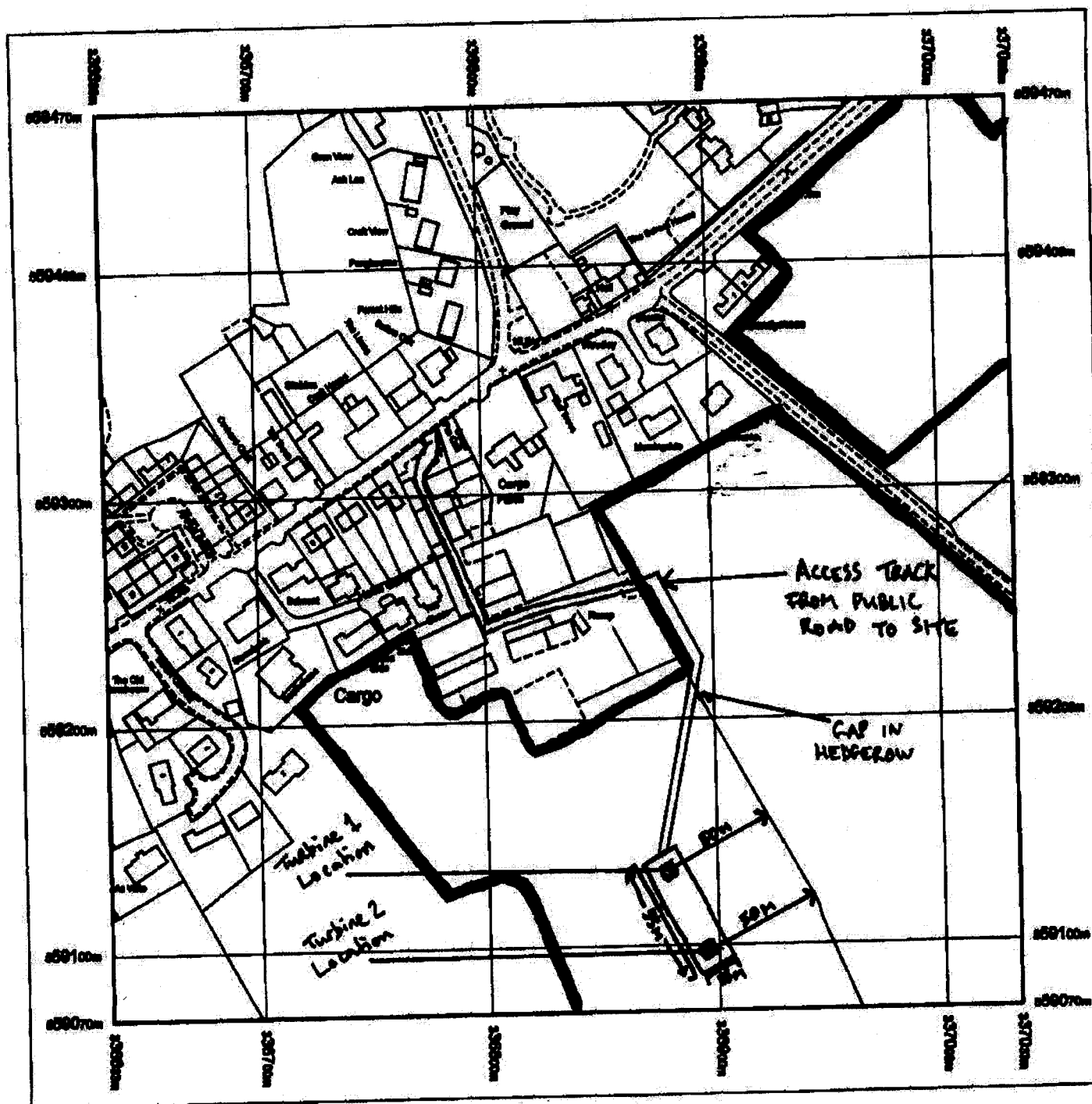
unacceptable harm to the landscape character, the proposed turbines would be noticeable but their presence would not be dominating or overbearing to neighbouring residents.

- 6.50                      The report will be updated with specific regard to the remaining issues concerning the submitted acoustic report, the health effects from shadow flicker, further comments received from Natural England and the RSPB, and regarding the Eskdalemuir Seismological Recording Station.

## **7.      Planning History**

- 7.1      In 2008, under application numbers 07/1252, 1253, 1254 and 1255, planning permission was granted for various agricultural buildings.

## **8.      Recommendation:**



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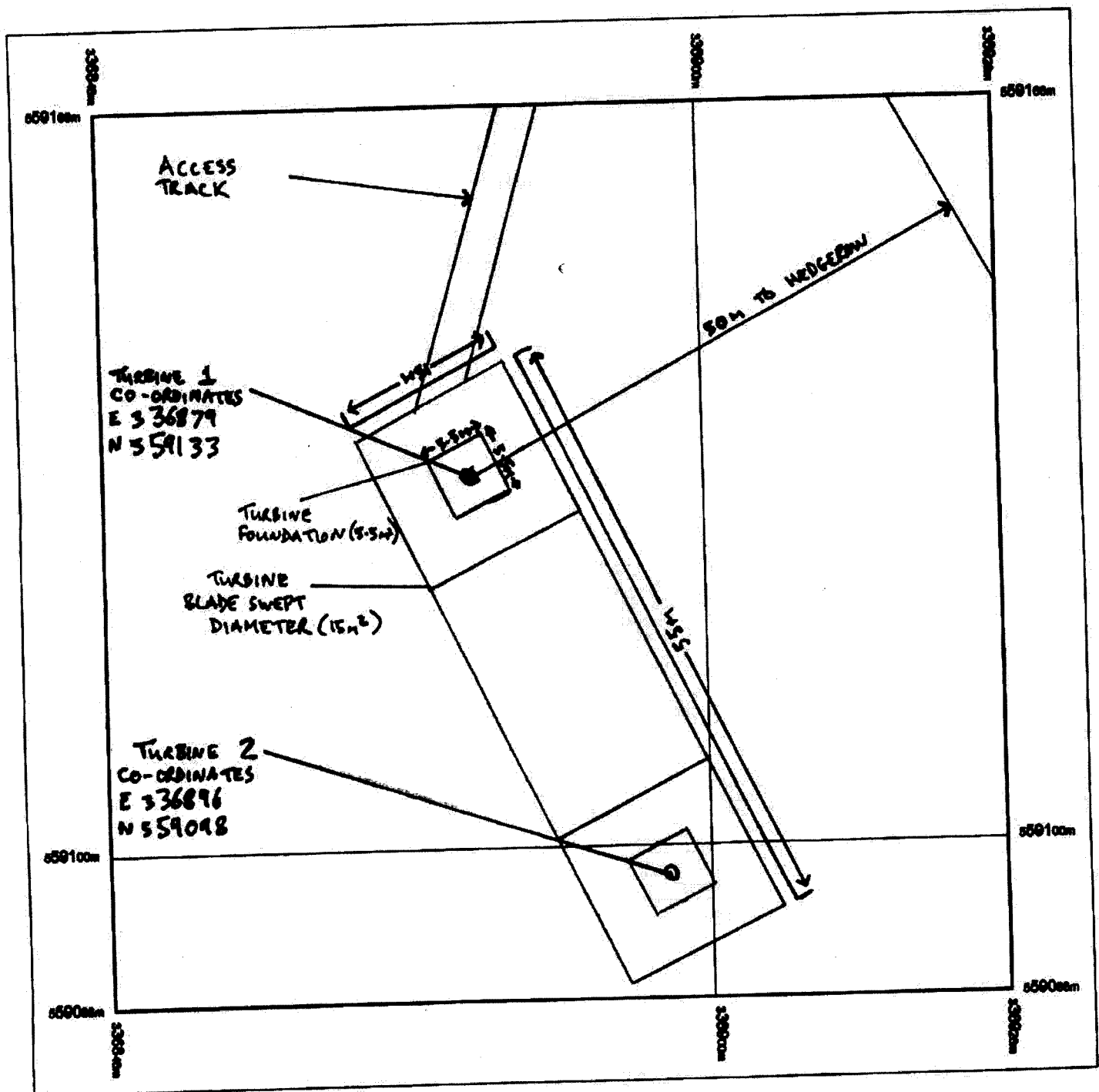
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Cargo Farm

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Cumbria

DWG-001 LOCATION PLAN



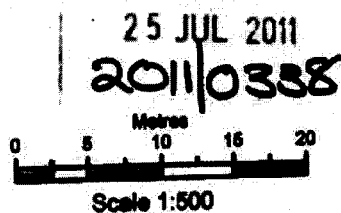
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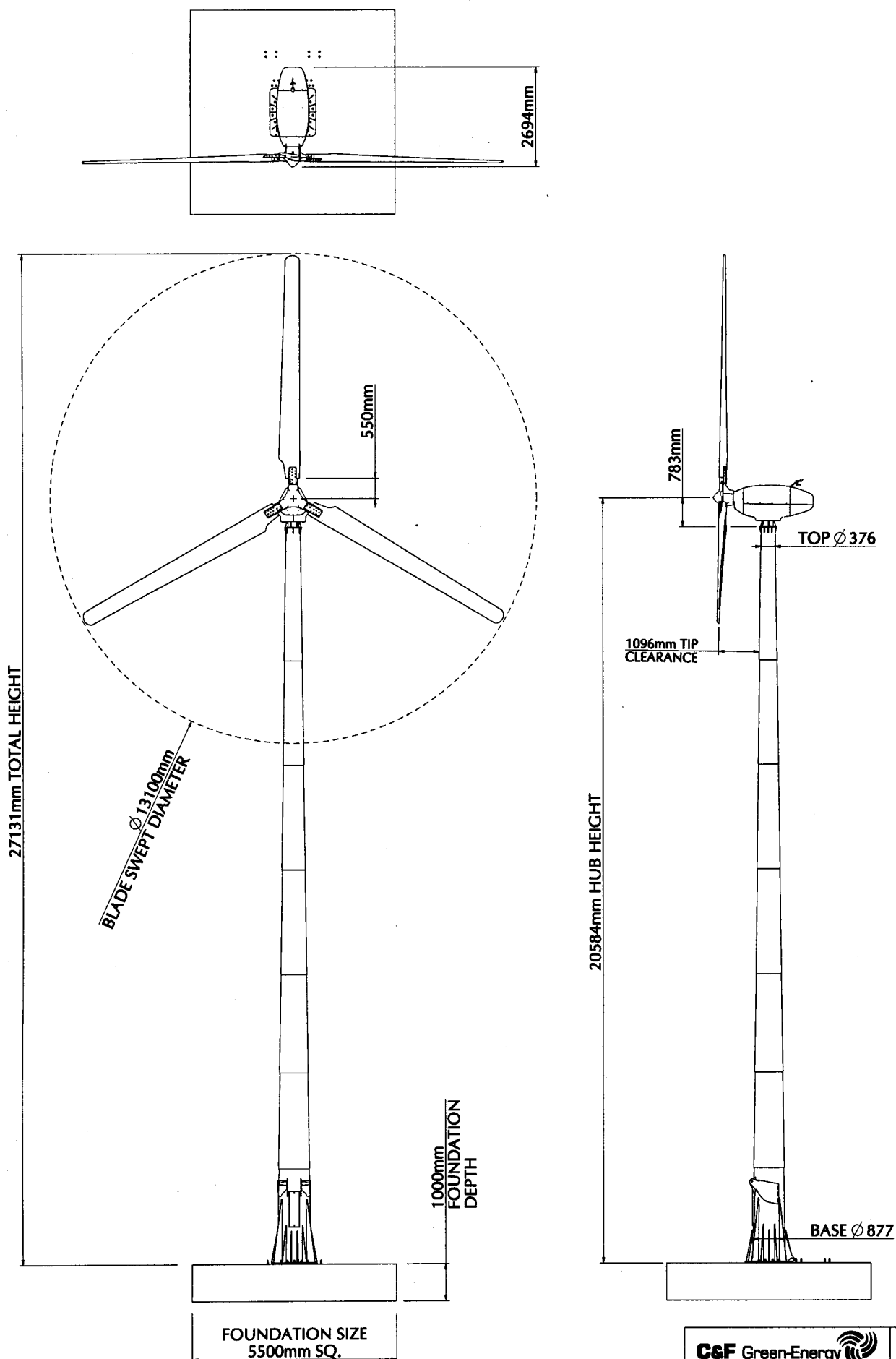
Cargo Farm

Cargo, Cartle




Cumbria

DWG 002 SITE PLAN





**OVERALL DIMENSIONS FOR CF20 TURBINE:  
20kW GENERATOR / 20m MAST / 6m BLADES**

<b>C&amp;F Green-Energy</b> 				<b>CF20</b> All Dimensions in mm	
DESCRIPTION: <b>OVERALLS / PLANNING</b>				QTY PER UNIT: -	
MATERIAL: Mast: S275 Galv				SCALE: 1:100	
DRAWN: C O'Neill		PAINT: -		 DWG SIZE: A3 <small>drawn, checked and approved by</small>	
CHECKED: -		FINISH: -			
DATE: 17-Feb-11		SHEET: 1 OF 1			

## SCHEDULE A: Applications with Recommendation

11/0433

Item No: 03

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0433

**Applicant:**  
Hayton Construction Ltd

**Parish:**  
Hayton

**Date of Receipt:**  
07/06/2011

**Agent:**  
Ashwood Design  
Associates

**Ward:**  
Hayton

**Location:**

Townhead Cottage, Townhead, Hayton, Carlisle

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**Proposal:** Demolition Of Existing Dwelling And Erection Of Replacement Dwelling  
For Estate Staff

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### REPORT

**Case Officer:** Angus Hutchinson

#### 1. Recommendation

- 1.1 It is recommended that this application be approved with conditions providing any issues with regard to the bat activity survey can be satisfactorily resolved.

#### 2. Main Issues

- 2.1 the principle of such a proposal;
- 2.2 the scale of the replacement dwelling;
- 2.3 impact on the character of the area with regard to the design and location;
- 2.4 impact on the living conditions of neighbouring residents; and
- 2.5 ecology and biodiversity.

#### 3. Application Details

##### The Site

- 3.1 Townhead Cottage is a two storey detached house located on the northern side of the Townhead Road approximately 40 metres to the west of the junction with the Talkin/Castle Carrock Road. The existing cottage is constructed externally with stone and white rendered walls, and a slate roof.
- 3.2 To the immediate east of Townhead Cottage there is a field, and to the north-west a detached house known as Woodleigh which has natural stone

walls and a slate roof. Woodleigh has single storey extensions on both gable ends providing a garage and study. The elevation of Woodleigh facing the application site has windows serving the study, dining room and entrance on the ground floor with windows serving two bedrooms and a landing on the first floor. There is also a patio area in the front garden. The ground level of Woodleigh is approximately 1.7 metres higher than Townhead Cottage along the southern boundary which is delineated by a stone retaining wall and deciduous hedge above.

- 3.3 Development at Townhead is essentially linear in form with the two properties to the west consisting of a two storey house at Oakleigh and a bungalow at Upwood. The land rises from the road to the north with the backdrop of Townhead Woods. The application site forms the eastern approach to the hamlet.

### **The Proposal**

- 3.4 The current application, as revised, seeks full permission to replace the existing two bed house with a four bed dwelling with the first floor accommodation in the roof space served by half dormer windows. Externally, the proposed dwelling is to be constructed with rendered walls and natural stone detailing, and a slate roof.
- 3.5 The application is accompanied by a Design and Access Statement; Desktop Study for Environmental History; and Interim (March 2011) and Final (July 2011) Reports on bats, and a Species Protection Plan and Method Statement prepared by Echoes Ecology Ltd.
- 3.6 The submitted Design and Access Statement explains that the original brief from the client was to refurbish and extend the existing dwelling on the basis of providing accommodation for workers of the adjoining Hayton High Estate. The dwelling was originally a single storey cottage that has been extended by the addition of a first floor and a lean to kitchen on the ground floor. There is a pair of stone mullioned windows on the front elevation of unusual design however none of the rest of the building fabric has any particular architectural merit. The Statement goes on to explain that, because of the poor condition of the dwelling, the agent recommended consideration of demolition and re-construction. The proposed replacement dwelling being to current standards of construction and better able to meet his client's brief.
- 3.7 The Desktop Study concludes that there is no identifiable environmental hazard associated with this site with regard to its continued use for domestic purposes.
- 3.8 The interim and Final Reports prepared by Echoes Ecology Ltd identified two bats (a single Soprano pipstrelle and a single Common pipstrelle) entering roosts within the property. The behaviour being indicative of these bats being solitary males, roosting away from female maternity colonies during the summer months.
- 3.9 The applicant's agent has also confirmed that the tenant of the proposed new dwelling would be an estate worker and his family. From time to time, when

there is need for assistance, a room might be sub-let to an additional worker.

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

4.1 This application was originally advertised in the form of a site notice and the direct notification of the occupiers of two neighbouring dwellings. Interested parties were formally re-notified following receipt of revised plans on the 15th August. In response a total of 15 formal objections from interested parties and two written comments have been received. The issues raised are:

1. the level shown on the site plan for the ground floor would indicate that the proposal is to have build the new building at a higher level than the existing.
2. the occupier of Woodleigh will now have 2 buildings around them and not one.
3. the local plan allows for increasing the footprint by 15% not leaving the existing and building a new building - the proposed development is much larger than the present in terms of floor area and therefore does not comply with planning policy H10 (Replacement Dwellings). Also contrary to Policy CP5. The existing footprint is approximately 68.5 sq. metres with the new development measuring 143.7 sq. metres.
4. Proposed dwelling will be large, obtrusive, domineering and detract from the settlement's charm. Overall the proposed development appears to be over-scale and not in keeping with the nature of the woodland fringe or the village environment.
5. Town Head Cottage is an integral part of the history of Townhead dating from at least mid-1800s possibly designed by an eminent Victorian architect - it would be a pity if this building were to be demolished.
6. The applicant has not provided any detailed section to indicate levels etc. I believe it is important to know the exact floor levels including that of the ridge so that my client can make a proper evaluation of the proposal.
7. It is noted that the reason for the building being where it was in the original plan was because of the trees, this is no longer an issue as the new design shows, we therefore see no reason why the new proposal can not be on the original site. No information has been offered as to the species, age or height of the existing trees contrary to Policy CP3.
8. The present building is a home for a small family. The proposed development appears to be more of a hostel - estate office, in use round the clock by various employees and their agents will raise noise/disturbance levels contrary to Policy CP6. Townhead not a local service centre. No justification presented for such accommodation.

9. Road access is a narrow country lane much of the proposed activity would cause increased traffic through Hayton village and Townhead areas. Car parking at the present development is very limited - associated increase in traffic, and road safety issues contrary to criterion 1 of Policy EC11 (Rural Diversification), and EC12 (Live/Work Units).
  10. The peace and tranquility of the Village as well as its security could be compromised.
  11. It is highly probable that the roof space of old Town Head Cottage serves as a bat roost - a bat survey ought to be conducted prior to any development.
  12. Allegedly, the capacity of the mains sewage system in Townhead is already full.
  13. Allegedly, the water flow is restricted so adding projects of this size will effect the water flow more so.
  14. The development of the neighbouring land needs to be taken into consideration because it will have an even greater impact on the hamlet of Townhead than simply a new building.
  15. Proposal contray to Policy CP1 3.7 which seeks to to ensure that development does not unacceptably damage local character.
- 4.2 The comments received querying whether a house for estate workers would create a hostel type environment; the new build should be closer to the workplace; the dismantling of a stone wall took place last year.

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

Cumbria County Council - (Highway Authority): - no objection to this application but would recomend the imposition of two conditions regarding improvements to the existing access.

Local Environment - Environmental Protection: - no objections.

Carlisle Airport: - no objections.

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objections. If possible this site should be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency.

Hayton Parish Council: - object on the basis that application is outside the boundaries of Townhead, and out of character with the environment.

Cumbria County Council - (Archaeological Services): - our records indicate

that the cottage proposed for demolition is shown on the first edition OS map and so dates to at least the mid 19th century. It retains some features of architectural merit such as the stone arched windows on the ground floor and it is considered to be of some historical interest. Thus recommend that a Level 2 archaeological building recording programme be undertaken in advance of demolition and secured by attaching a condition to any permission.

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

- 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 In accord with the Court of Appeal's judgment in June 2011 concerning the recent Cala Homes litigation, and for the purposes of the determination of this application, 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. Of particular relevance are Policies CP1, CP2, CP3, CP5, CP12, H10 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.3 Other material considerations include PPS1 "Delivering Sustainable Development"; PPS4 "Planning for Sustainable Economic Growth"; PPS7 "Sustainable Development in Rural Areas"; PPS9 "Biodiversity and Geological Conservation"; and Circular 11/95 "The Use of Conditions in Planning Permissions". The National Planning Policy Framework Draft Consultation (NPPF) issued on the 25<sup>th</sup> July 2011 is a material consideration which needs to be taken into account. However, its policies have been accorded little weight because it is still in draft form and may change following the consultation period.
- 6.4 The main determining issues are considered to be:
1. the principle of such a proposal;
  2. the scale of the replacement dwelling;
  3. impact on the character of the area with regard to the design and location;
  4. impact on the living conditions of neighbouring residents; and
  5. ecology and biodiversity.
- 6.5 When considering the principle, it is appreciated that the existing dwelling is currently unoccupied. However, it is not considered that the residential use of the property has been abandoned.
- 6.6 Criterion 2 of Policy H10 of the Local Plan 2001-2016 states that the scale of the replacement dwelling should be no greater than a 15% increase in the

footprint of the original dwelling. The accompanying text in paragraph 5.52 explaining that the "*...new dwelling should reflect the scale and character of the existing dwelling and relate well to other dwellings in the area and the surrounding landscape. As such, the new dwelling must not be substantially larger than the dwelling to be replaced and should be located on or close to the footprint of the original dwelling. This policy is intended to maintain the stock of existing dwellings in the rural area rather than add to the loss of smaller more affordable properties.*"

- 6.7 The existing two bed house is relatively small with a ground floor area of approximately 73 square metres and an overall ridge height of 6.8 metres. The applicant has enquired about extending the existing house under permitted development rights which could lead to the provision of an additional ground floor area of approximately 62 square metres. The applicant has subsequently confirmed that this option will not be pursued pending consideration of the current application. The proposed replacement dwelling has four bedrooms with an overall floor area of 143 square metres and ridge height of 7.2 metres. In effect, the current proposal represents almost the doubling of the footprint when compared to the existing house, but an increase of approximately 8 square metres when compared with what could be carried out under permitted development rights. This increase in floorspace reflecting the perceived need to improve and modernise the living conditions associated with the existing house. In addition, whilst the existing dwelling is modest in terms of its footprint and accommodation, it is situated within a relatively large plot that is likely to also affect its overall affordability.
- 6.8 This assessment has to also be tied in with regard to whether the proposal would undermine the other objectives of Policy H10 concerning the need to relate well to other dwellings in the area and relate well to the surrounding landscape i.e. design and location.
- 6.9 The existing dwellings within the immediate vicinity of the site consist of a range of styles (bungalows and houses), external materials, ages, and positioning within the respective curtilages. The location of the proposed dwelling would not be at odds with this pattern and thus not appear out of place, although it is closer to the highway than the existing house. The proposed design of the replacement dwelling, with its use of vernacular details and traditional materials, is considered to be appropriate to a rural location and of such a standard that it would make a contribution (rather than cause harm), to the character and appearance of the area.
- 6.10 However, the proposed dwelling would lead to the removal of three existing trees, namely a Eucalyptus, a Monkey Puzzle, and Scots Pine. Although the Eucalyptus tree appears to have died, the loss of the Monkey Puzzle and Scots Pine weighs against the proposal.
- 6.11 When considering the living conditions of neighbouring residents, it is evident that the existing house is located on a lower level approximately 13 metres to the south-east of the facing wall at Woodleigh. The current proposal involves the re-siting of the replacement dwelling such that the distance between facing walls is increased to 23 metres. The site and floor levels can be

controlled by the imposition of a relevant condition. On this basis it is considered that the proposal cannot be resisted on grounds of overlooking or overshadowing. Concerns have been raised with regard to potential increases in noise and disturbance because the replacement dwelling would be used as an "estate staff" house. The applicant's agent has confirmed that the intention is for an estate worker and his family to reside in the proposed dwelling but from time to time (when there is a need for assistance) a room might be occupied by an additional worker. In the context that the proposal is for a replacement of an existing house, it is considered that the provision of two additional bedrooms would not lead to any increase in noise and disturbance sufficient to refuse permission.

- 6.12 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that local planning authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favorable conservation of the protected species and their habitat.
- 6.13 In this case, the application is accompanied by a Species Protection Plan and Method Statement. The Statement confirms that there are bats roosting within Townhead Cottage but that the behaviour recorded to date suggests the presence of single numbers of common species during summer months. The Statement goes on to explain that this behaviour is indicative of male bats roosting away from larger female maternity colonies, and that the site is not deemed to be a location where bats would normally be found hibernating during the winter months. The Statement recommends that: an activity survey for bat roosting at the site should be carried out during the period August to September; 1 artificial bat box and 1 hibernation bat box should be sited prior to works commencing within 100 metres of the site; all works within 5 metres of all known bat roosts will only take place between the 1st October to 28th February; if any bats are encountered or disturbed within the site boundary, then all works within the vicinity of such bat activity, should cease immediately and advice sought from Natural England; and no artificial lighting is to be incorporated that will impact upon known roosting locations.
- 6.14 At the time of preparing the report further information has been sought from the applicant concerning the activity survey for bat roosting.

### **Other Matters**

- 6.15 Interested parties have also referred to highway safety, the architectural merits of the existing dwelling, the need for a tree survey, and the implications with regard to a current application on a neighbouring site. In response it is noted that the Highway Authority has not raised any objections but rather recommended the imposition of relevant conditions; the existing house is neither a Listed Building nor located within a Conservation Area; the location



of the trees is indicated on drawing number 1358/004; and this application needs to be considered on its own merits. As such these issues are not considered to be of sufficient weight to determine consideration of the application.

## **Conclusion**

- 6.16 The site is subject to a number of constraints with regard to the nature of the existing dwelling, the relationship to the neighbouring property at Woodleigh, the three existing mature trees on the site, and bats using Townhead Cottage as a roost.
- 6.17 The principle of the proposal is acceptable. However, the scale of the proposed replacement dwelling is contrary to criterion 2 of Policy H10 of the Local Plan 2001-2016, and it involves the loss of two mature trees. Conversely, there are other material considerations that weigh in favour of the proposal, namely the applicant's "fallback" position of extending the existing house under permitted development rights; the perceived need to improve and modernise the living conditions associated with the existing house; the proposal is situated within a relatively large plot; the current proposal would replicate the existern pattern of development and not result in demonstrable harm to the character of the area; and not be detrimental to the living conditions of the neighbouring residents with regard to losses in privacy and overshadowing.
- 6.18 It is intended that an updated verbal report will be presented to Members with regard to the bat activity survey. On the basis that this matter is satisfactorily resolved, the proposal will be recommended for approval.

## **7. Planning History**

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

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

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

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this planning consent comprise:
1. The Planning Application Form received 25th May 2011;
  2. The site location plan received 7th June 2011 (Drawing No. 1358/SK/001);
  3. Drawing No. 1358/004 titled "Plans and Elevations as Existing";

4. Drawing No. 1358/008 Revision D titled "Proposed New Dwelling Reduced";
5. The Design and Access Statement received 25th May 2011;
6. The Desktop Study for Environmental History received 7th June 2011;
7. The Interim Report (4th March 2011) prepared by Echoes Ecology Ltd;
8. The Final Report (7th July 2011) prepared by Echoes Ecology Ltd;
9. The Species Protection Plan and Method Statement (16th August 2011) prepared by Echoes Ecology Ltd;
10. The Notice of Decision; and
11. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The existing dwelling on the site shall be demolished prior to occupation of the hereby permitted dwelling and cleared in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

**Reason:** To prevent over-intensive development of the site in accordance with Policy H10 of the Carlisle District Local Plan.

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. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the hereby permitted dwelling shall be submitted to and approved, in writing, by the Local Planning Authority before any site works commence.

**Reason:** In order that the approved development overcomes any problem associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall take place until the applicant has demonstrated how the proposed bat habitat mitigation measures outlined in the "Species Protection Plan and Method Statement" prepared by ECHOES Ecology Ltd (dated 16th August 2011) have been incorporated into the development in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

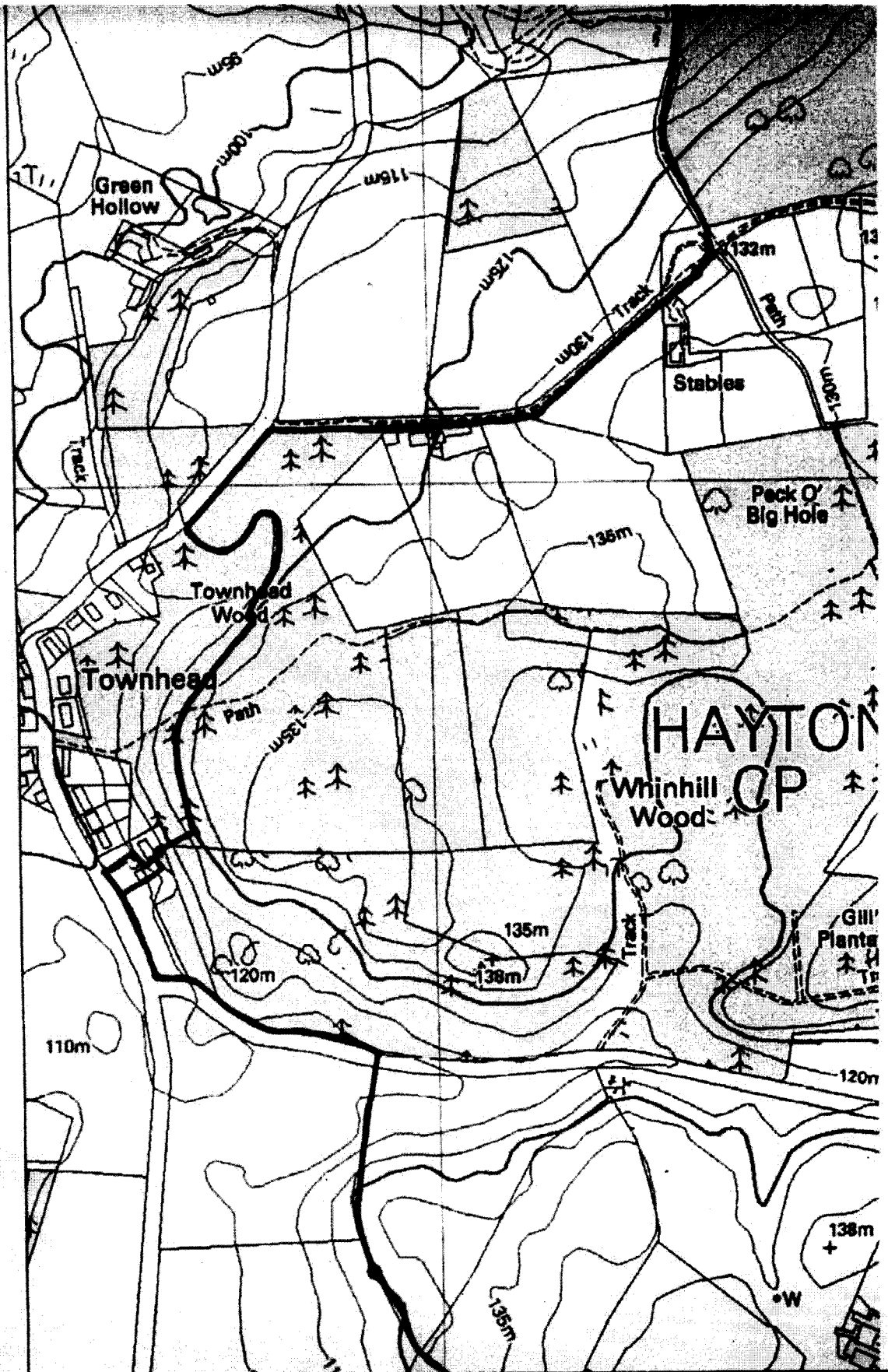
**Reason:** To mitigate the impact of the development upon bats in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. Prior to the occupation of the dwelling hereby permitted the whole of the access area bounded by the carriageway edge, entrance gates, splays, and crossings of the highway verge and/or footway shall be constructed and drained in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

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

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ASHWOOD  
DESIGN

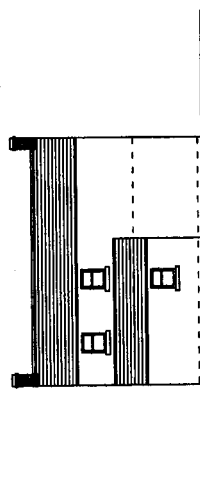
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Proposed Replacement Dwelling,  
Townhead, Hayton, Cumbria.

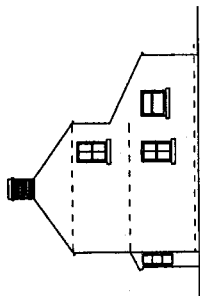
07 JUN 2011

2011/0433

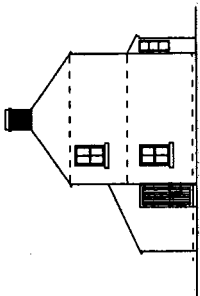
Hayton Construction Ltd.



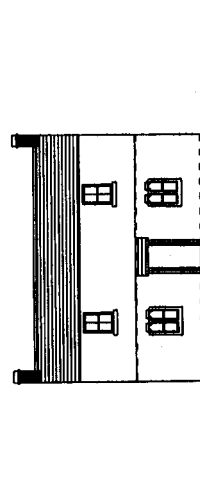
REAR ELEVATION



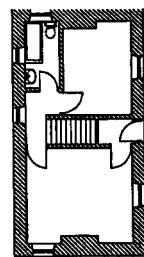
SOUTH EAST ELEVATION



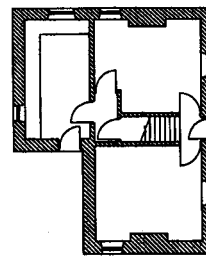
NORTH WEST ELEVATION



FRONT ELEVATION

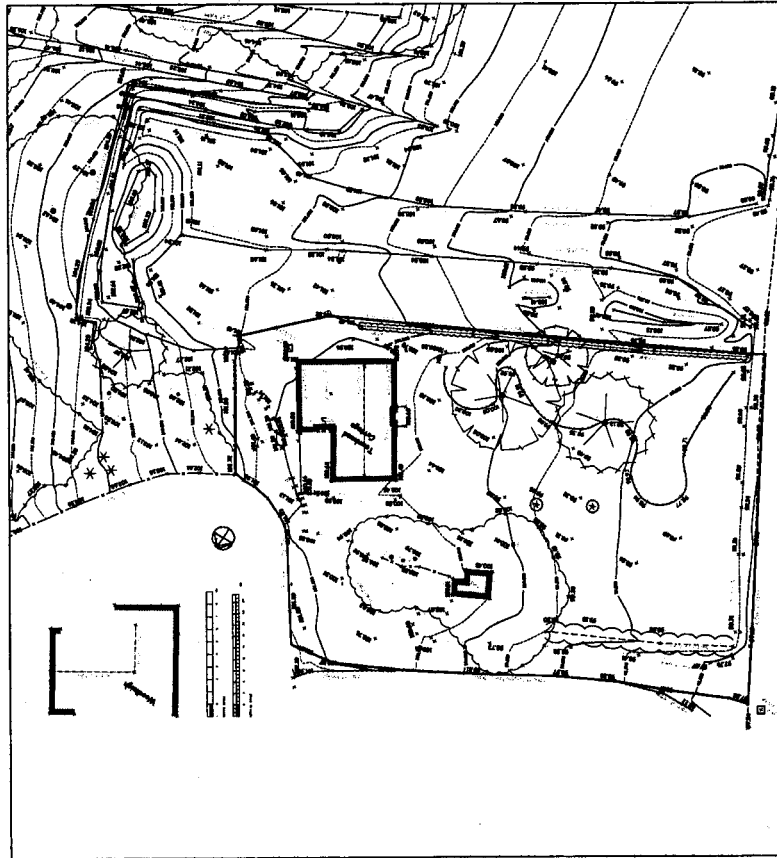


FIRST FLOOR PLAN



GROUND FLOOR PLAN

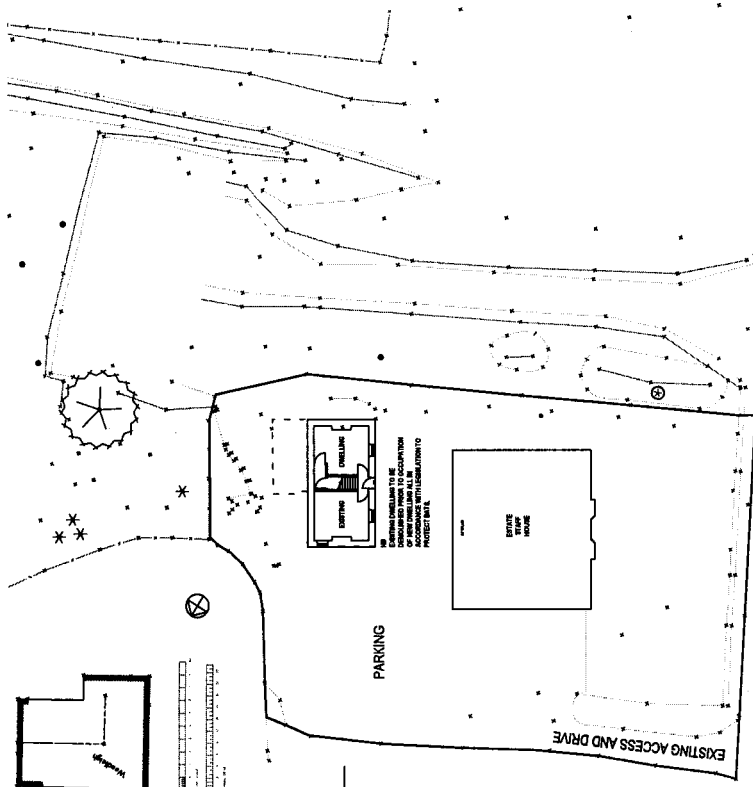
SITE SURVEY AS EXISTING @ 1/200



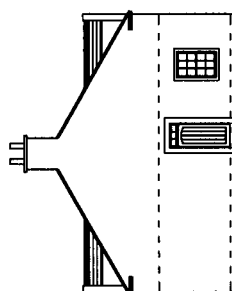
ASHWOOD  
DESIGN  
ASSOCIATES LTD  
15A Church Lane, Tisbury, Wiltshire, SP2 7JH  
01259 440000  
www.ashwooddesign.co.uk

Project  
Haydon Conservation Ltd  
Replacement Dwelling  
Townhead, Haydon, Camble  
Date  
Plans and Elevations as Existing

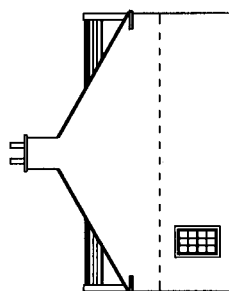
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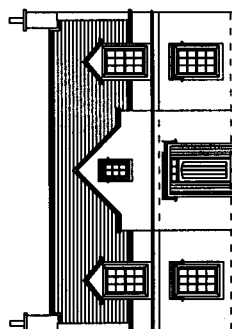
## SITE PLAN



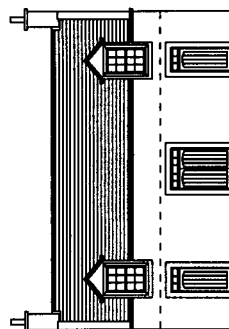
**NORTH WEST ELEVATION**



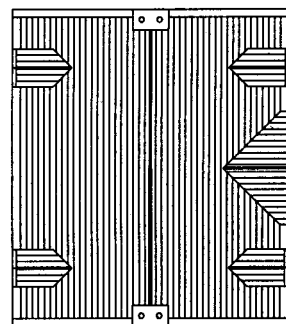
**SOUTH EAST ELEVATION**



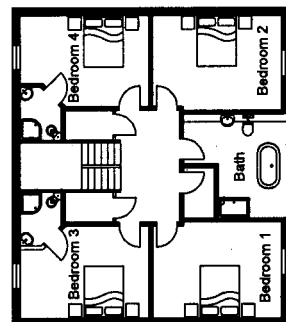
**FRONT ELEVATION**



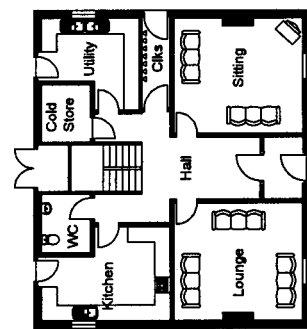
REAR ELEVATION



ROOF PLAN



**FIRST FLOOR PLAN**



### GROUND FLOOR PLAN

## SCHEDULE A: Applications with Recommendation

11/0605

**Item No: 04**

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0605

**Applicant:**  
Carlisle City Council

**Parish:**  
Rockcliffe

**Date of Receipt:**  
22/07/2011

**Agent:**  
Smiths Gore

**Ward:**  
Longtown & Rockcliffe

**Location:**

L/Adj 1 Lonning Foot, Rockcliffe, Carlisle, CA6 4AB

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

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Principle Of Development Is Acceptable.
- 2.2 Impact Of The Development On The Character Of The Area.
- 2.3 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.
- 2.4 Impact Of The Proposal On Highway Safety.
- 2.5 Impact Of The Proposal On Existing Landscaping.
- 2.6 Impact Of The Proposal On The Floodplain.
- 2.7 Impact Of The Proposal On The Buffer Zone On Hadrian's Wall World Heritage Site.
- 2.8 Other Matters.

#### 3. Application Details

##### The Site

- 3.1 The application site, located on the eastern periphery of Rockcliffe, extends to approximately 0.06 hectares. Residential properties are located to the north, south and west of the site whilst an electricity sub-station is located to the south east. The site is grassed and currently open with a stone wall and hedging along its western boundary with a fence, hedgerow and trees along its southern boundary. Trees and a post and wire fence delineates its

northern and eastern boundaries. The topography of the site is a steep slope from the north to the south of the site.

- 3.2 The site lies within the settlement boundary of Rockcliffe identified in the Carlisle District Local Plan 2001-2016 as a Local Service Centre. The Proposals Map of the Local Plan identifies the site as affected by a river floodplain within Flood Zone 2.

## **The Proposal**

- 3.3 The application seeks Outline Planning Permission with all Matters Reserved for the erection of a detached house. As previously highlighted, the application is in outline, and as such the submitted drawings are indicative only. However, the submitted drawings illustrate a detached house and garage centrally located within the plot to the south east of 1 Lonning Foot. A shared access would be created directly off the road that runs through the village to serve both the proposed new dwelling and the neighbouring property, 1 Lonning Foot.
- 3.4 The submitted Design and Access Statement together with the indicative drawings illustrate that the accommodation provided in the proposed dwelling would comprise of a porch, w.c., hall, study, living/dining/kitchen, utility and integrated garage with 1no. ensuite bedroom, 2no. bedrooms and bathroom above. The proposed dwelling would be finished in facing brickwork, slate tiles with uPVC windows and doors, in keeping with other properties within the immediate vicinity.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of nine neighbouring properties and a site notice. In response, twelve letters/emails of comment/objection has been received.
- 4.2 The letters/emails identifies the following issues:
1. impact on highway safety from proposed access.
  2. existing traffic congestion especially during school times and unrestricted HGV movements.
  3. adequacy of proposed parking provision.
  4. overlooking and over dominance.
  5. headlights from vehicles using proposed access for 1 Lonning Foot would shine into neighbouring properties.
  6. design and materials of proposed dwelling does not complement all the dwellings within immediate vicinity.



7. land not designated as building land. Application site shown as open space on OS Map of 1865.
8. questions land ownership.
9. land previously used and maintained by local residents - loss of versatile plot of land for agriculture.
10. proposal would necessitate the removal of several trees owned by occupiers of a neighbouring property.
11. access road to electricity transformer to rear of site is inadequate - no specification for access track to avoid damage to trees.
12. sufficient variety and quantity of housing within Rockcliffe.
13. Council has identified land for housing development to north of Lonning Foot.
14. impact on flood plan as site within floodplain - City Council are planning to make available other more suitable land for development to north of Lonning Foot.

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

Cumbria County Council - (Highway Authority): - although there are severe concerns with the indicative layout (a layout that cannot be supported at the reserved matters stage) have no objections to the this outline application (with everything reserved) subject to the imposition of 7 conditions. The applicant will need to pay careful attention at the reserved matters stage to the following issues: the gradient of the access; the available visibility splay at the access; the manoeuvring out of the parking spaces created for the neighbouring properties; and the number of parking spaces provided and the potential turning spaces for vehicles wishing to exit the site in forward gear;

Rockcliffe Parish Council: - concerns have been expressed by the owners of The Old Forge regarding trees 427 and in particular the removal of 4528 which they state are on their property as shown on the submitted plans; Environment Agency (N Area (+ Waste Disp)): - no comments received during consultation period;

Local Environment (former Community Services) - Drainage Engineer: - no comments received during consultation period;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objections;

English Heritage - North West Region: - do not wish to offer any comments on this occasion;

Hadrians Wall Heritage Limited: - no comments received during consultation period;

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the

promoter of these works to contact United Utilities directly to discuss their requirements in detail. Should diversionary works be required these will be fully chargeable;

Local Environment - Environmental Protection (former Comm Env Services-Env Quality): - no comments subject to the imposition of an Informative.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP2, CP3, CP5, CP12, H1, LE7 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Principle Of Development Is Acceptable
- 6.2 Policy DP1 of the Carlisle District Local Plan 2001-2016 sets out the broad development strategy for the area. It establishes a settlement hierarchy with Carlisle's Urban Area being the highest order of priority for most additional new development, followed by the Key Service Centres of Brampton and Longtown and, finally, 20 villages identified as Local Service Centres. Within these locations, development proposals will be assessed against the need to be in the location specified. In relation to rural settlements, boundaries have been identified for those villages that fulfil the Key Service and Local Service Centre functions and these are intended to be used to judge proposals for development within those settlements. Outside these locations, development will be assessed against the need to be in the location specified.
- 6.3 Policy H1 of the Carlisle District Local Plan 2001-2016 elaborates, in relation to development for housing, on the settlement hierarchy. It reiterates that the primary focus for new housing development will be the urban area of Carlisle, followed in order by the Key Service Centres of Brampton and Longtown (which have a broad range of amenities and services) and finally, selected villages which perform a service role within the rural area. These latter villages are sub-divided into two groups, the first group being the 20 larger villages that act as Local Service Centres where the scale and nature of additional development will be determined by local form and character. The second group of 21, essentially small, villages that possess very limited facilities and, hence, provide basic service provision, is regarded as being capable of accommodating only small scale infill development, which is required to be evidenced by local need to be in that location.
- 6.4 The application site lies within Rockcliffe, which is identified as a Local Service Centre under Policy H1 of the adopted Local Plan and is located within the settlement boundary identified on the Proposals Maps that are part of the adopted District Local Plan). Policy H1 of the Local Plan states that, in principle, small scale housing development will be acceptable within the settlement boundaries of Local Service Centres providing that compliance with seven specific criteria is achievable on site. In this instance, the relevant criteria are met and, on this basis, the principle of residential development is

considered acceptable.

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

- 6.5 When assessing the character of the area, it is evident that there are a variety of properties of differing ages and styles. The topography of the application site and adjacent land is such that it gradually rises from the north to the south of the site, with existing residential properties at Lonning Foot occupying elevated positions within the streetscene. The proposal seeks the erection of a detached house located at a lower level than those properties at Lonning Foot. The Design and Access Statement and indicative drawings indicating that the design of the dwelling would be reflective of other dwellings within the immediate vicinity in terms of style, use of materials and detailing. Furthermore, the proposal would achieve adequate amenity space and off-street parking for the proposal.
- 6.6 Given that there is already a mix of types of dwellings at differing levels within the immediate vicinity, the resultant impact on the streetscene would not be obtrusive or detrimental to the character of the area. In summary, the scale and massing of the proposed dwelling is comparable to the existing properties within the immediate vicinity. Accordingly, the proposal would not form a discordant feature within the street scene.

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

- 6.7 Objections have been received from the occupiers of neighbouring properties citing loss of privacy, overdominance and overshadowing. It is acknowledged that the property to the north of the application site, 1 Lonning Foot, has a window in its gable elevation serving a primary room; however, there are other larger windows serving the same room which are considered to be the main primary windows as they overlook the rear external amenity space. The indicative drawings also include the erection of a 1.8 metre fence along the shared boundary, thereby, minimising any loss of privacy. The properties to the south of the application site are over 19 metres from the proposed dwelling with the windows in the southern elevation of the property opaquely glazed.
- 6.8 Due to the topography of the land it is inevitable that the dwelling would be at a higher level than those properties to the south. In mitigation, however, the single storey element of the dwelling would be closest to those properties. The dwelling would also be cut into ground resulting in the dwelling being lower than the dwelling immediately to its north.

## 4. Impact Of The Proposal On Highway Safety

- 6.9 Several occupiers of neighbouring properties have also raised objections in respect of highway safety and existing parking issues. Members should be aware, however, the indicative proposal includes adequate access and off-street parking within the curtilage of the application site together with a new vehicular access drive to 1 Lonning Foot.

- 6.10 Following normal practice consultation has been undertaken with the Highway Authority. The Highway Authority has concerns with the indicative layout; however, recognises that these concerns could be addressed upon receipt of the Reserved Matters application. The Highways Authority, therefore, request that seven conditions and an informative be included within the decision notice to ensure that these concerns are adequately addressed by any subsequent application.

#### 5. Impact Of The Proposal On Existing Landscaping

- 6.11 The application was accompanied by a Tree Survey which originally included four trees and a hedgerow within the application site. The issue of the ownership of the hedge and trees have been highlighted by neighbouring residents which has resulted in a revised Survey being submitted. The revised Survey now excludes the trees and hedge from the application site.
- 6.12 The City Council's Landscape Architect/Tree Officer has been consulted and has no objections to the proposal subject to the imposition of a condition requiring the submission of a tree protection scheme.

#### 6. Impact of the Proposal On The River Floodplain

- 6.13 The site is partially within Flood Zone 2. 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. A flood risk assessment has been submitted by the applicant which contains recommendations in terms of addressing the potential flood risk.
- 6.14 A Sequential Test has been undertaken in accordance with the requirements of PPS25 which identifies that the part of the site is located within Flood Zone 2. The Test highlights that the site is within a designated area suitable to take 'windfall' development as part of the development plan with no other 'reasonably available' sites in a lower flood risk zone. Given the FRA and Sequential Test, together with the nature of the proposal, it is not considered that there is any policy conflict.
- 6.15 Local residents have highlighted that a more suitable parcel of land to the north of Lonning Foot is available for development. A parcel of land has been submitted as part of the Strategic Housing Land Availability Assessment (SHLAA). However, SHLAA does not allocate sites only identifies sites which have potential for development. Accordingly, in accordance with Policy H1 of the Local Plan only sites within the settlement boundary can be assessed. In such a context, it is premature to include an unallocated site out with the settlement boundary within the Sequential Test.

#### 7. Impact of The Proposal On The Buffer Zone On Hadrians Wall World Heritage Site

- 6.16 Within the buffer zone of Hadrian's Wall Military Zone World Heritage Site

proposals for development which would have an unacceptable impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies of the Development Plan.

- 6.17 The proposals seeks permission for the erection of a dwelling adjacent to existing residential properties within the village of Rockcliffe. The scale and design of which is sympathetic to other properties within the vicinity. English Heritage has been consulted and do not wish to offer any comments. It is, therefore, considered that the proposal would not have a detrimental impact on the character and/or setting of the Buffer Zone on the World Heritage Site.

## 8. Other Matters

- 6.18 Neighbouring occupiers have raised objections in respect of land ownership and the historic use of the land. Their objections have been noted; however, these issues are not material planning considerations.

## Conclusion

- 6.19 The application site is within the settlement boundary of Rockcliffe, as such the principle of development is acceptable. The scale, design and use of materials in the proposal would positively contribute to the character of the area, with adequate car parking, access and amenity space provided within the curtilage of the site. Furthermore, the dwelling could be accommodated within the site without resulting in any demonstrable harm to the living conditions of the occupiers of neighbouring residential dwellings or the floodplain.
- 6.20 The application is recommended for approval, as it is considered that the proposal is compliant with the objectives of the adopted Local Plan policies.

## 7. Planning History

- 7.1 There is no relevant planning history.

## 8. Recommendation: Grant Permission

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. The approved documents for this Outline Permission comprise:

1. the submitted planning application form received 18th July 2011;
2. the Supporting Planning Statement received 18th July 2011;
3. the Design and Access Statement received 18th July 2011;
4. the Flood Risk Assessment received 18th July 2011;
5. the Tree Survey received 6th September 2011;
6. the Desk Top Site Contamination Report received 22nd July 2011;
7. the existing site plan received 18th July 2011 (Drawing Number 1028331-01);
8. the proposed plans and elevations received 18th July 2011 (Drawing Number 1028331-02);
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

3. Before any work is commenced, details of the layout, scale, appearance 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.

4. No development shall be commenced until samples or full details of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

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

5. Before development commences, particulars of the height and materials of any new screen walls and boundary fences to be erected shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance therewith.

**Reason:** In the interests of privacy and visual amenity in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall take place until full details of hard and soft landscape

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 the dwelling. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted above the ground floor on the north and south elevation without the prior consent of the Local Planning Authority.

**Reason:** In order to protect the privacy and amenities of residents in close proximity to the site 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 in accordance with Fig. 2 in B.S. 5837: 2005 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should 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 CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

9. No development shall commence until visibility splays providing clear visibility of 2.4 metres by 34 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provision 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 constructed before general development of the site commences so that construction traffic is safeguarded.

**Reason:** In the interests of highway safety, to ensure compliance. To support Local Transport Plan Policies: LD7, LD8.

10. Details of the proposed crossings of the highway verge and/or footpath shall

be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings has been constructed.

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

11. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

**Reason:** In the interests of highway safety. To support Local Transport Plan Policies; LD5, LD7, LD8.

12. The gradient of the access drive shall be no steeper than 1 in 10 for a distance not less than 5 metres as measured from the carriageway edge of the adjacent highway.

**Reason:** In the interests of highway safety. To support Local Transport Plan Policies: LD7, LD8.

13. 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 works is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policy LD8.

14. Details showing the provision within the site for the parking and turning of vehicles visiting the site, 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 parking and manoeuvring facilities constructed. The approved parking and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

**Reason:** To ensure that vehicles can be properly and safely accommodated clear of the highway. To support Local Transport Plan Policies: LD7, LD8 and Structure Plan Policy T32.

15. Full details of the surface waster drainage system 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.



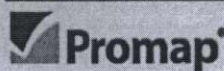
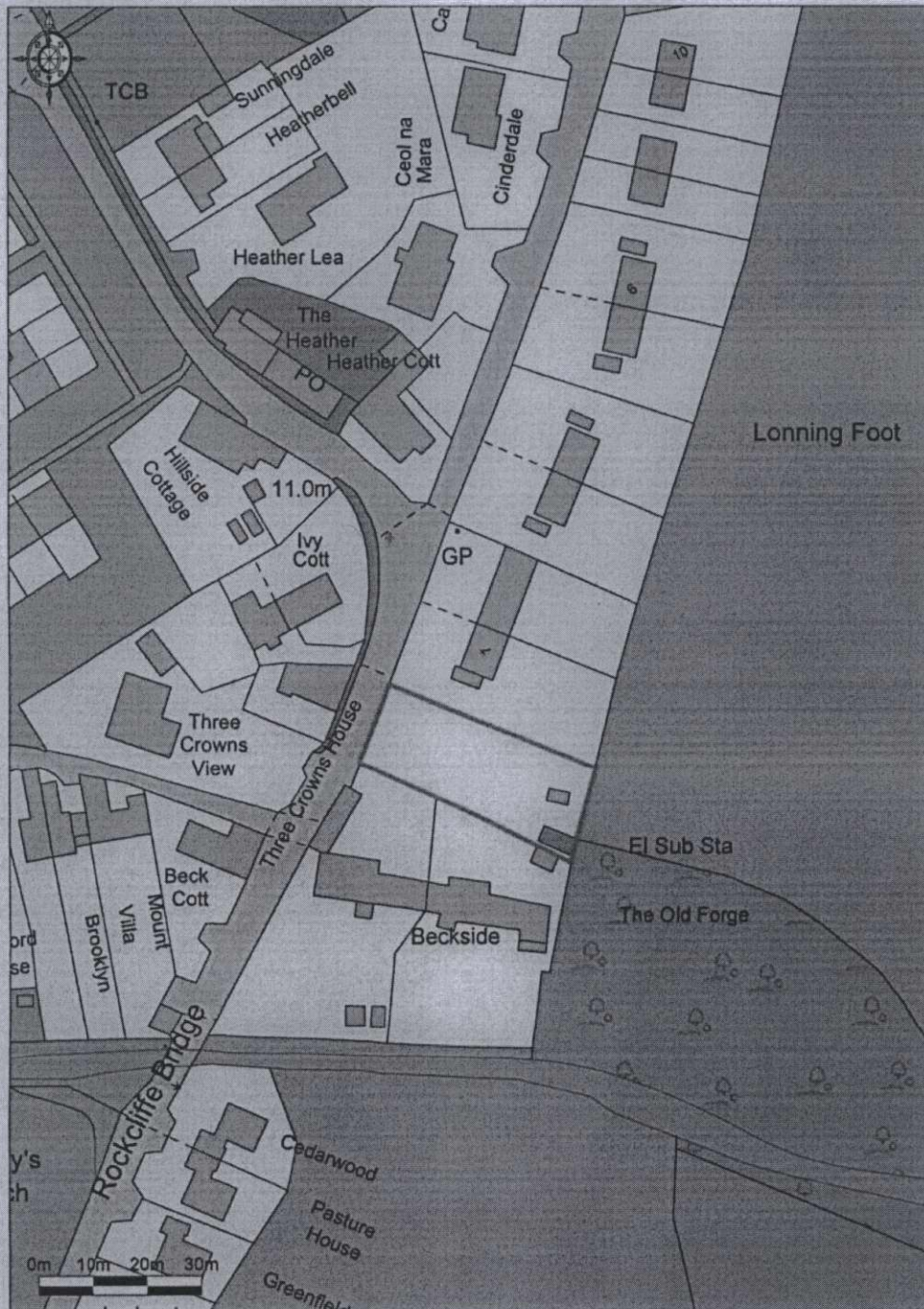
**Reason:** In the interests of highway safety and environmental management. To support Local Transport Plan Policies; LD7, LD8.

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**REVISIONS**

## REVISIONS

Cott

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Three  
Crowns  
View

Three Crowns House

Beck  
Cott

Mount  
Villa

**Beckside**

El Sub Sta

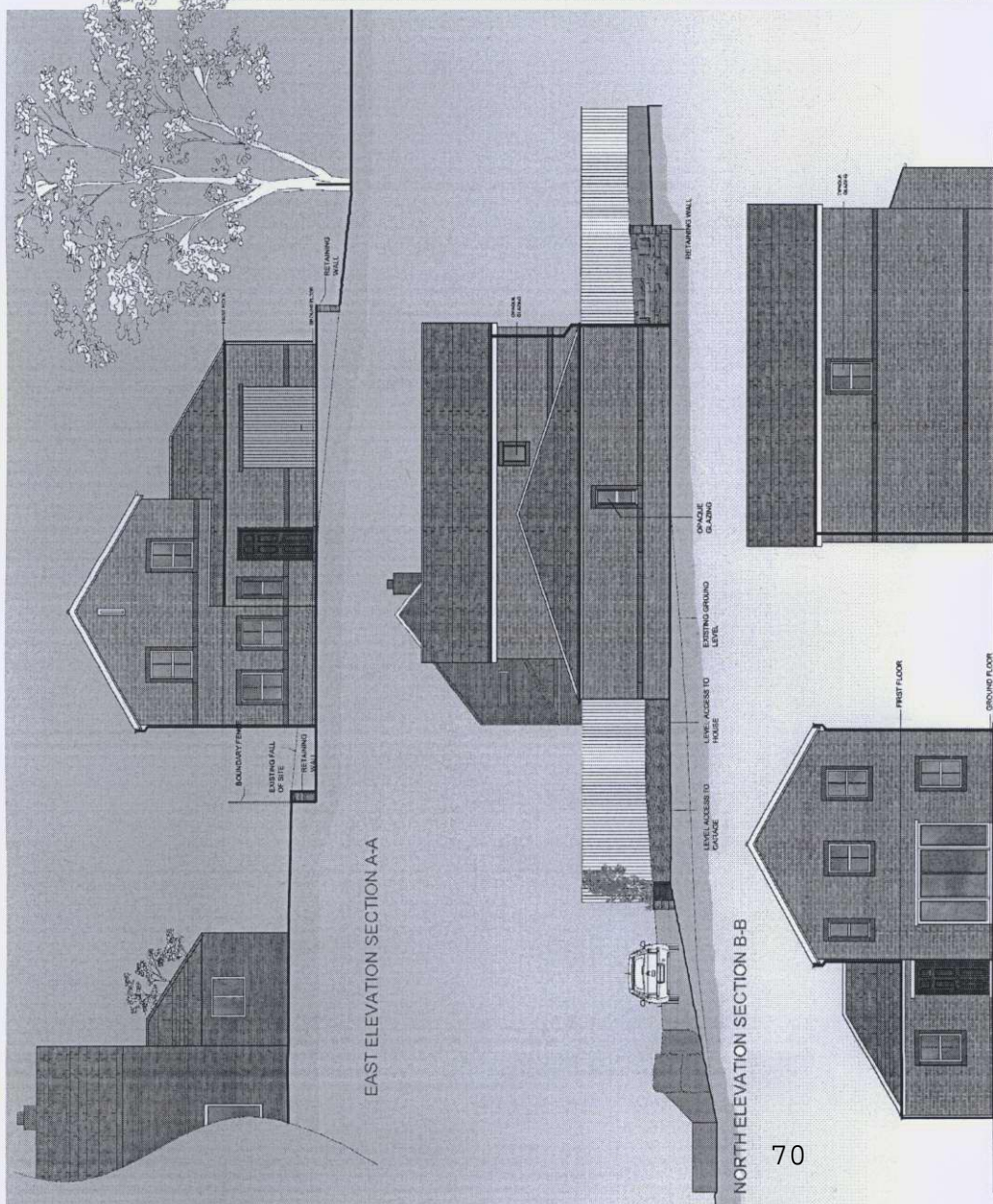
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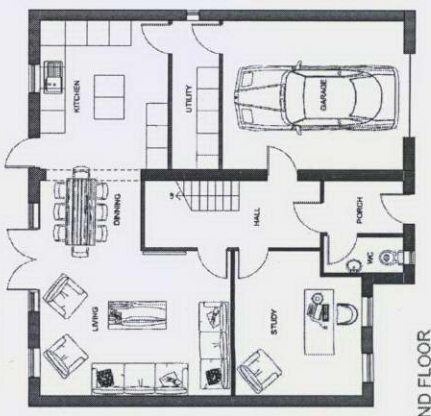
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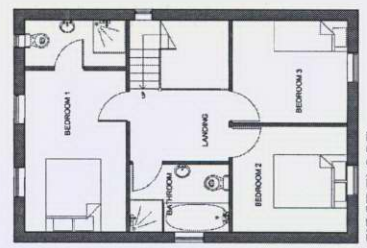


WEST ELEVATION

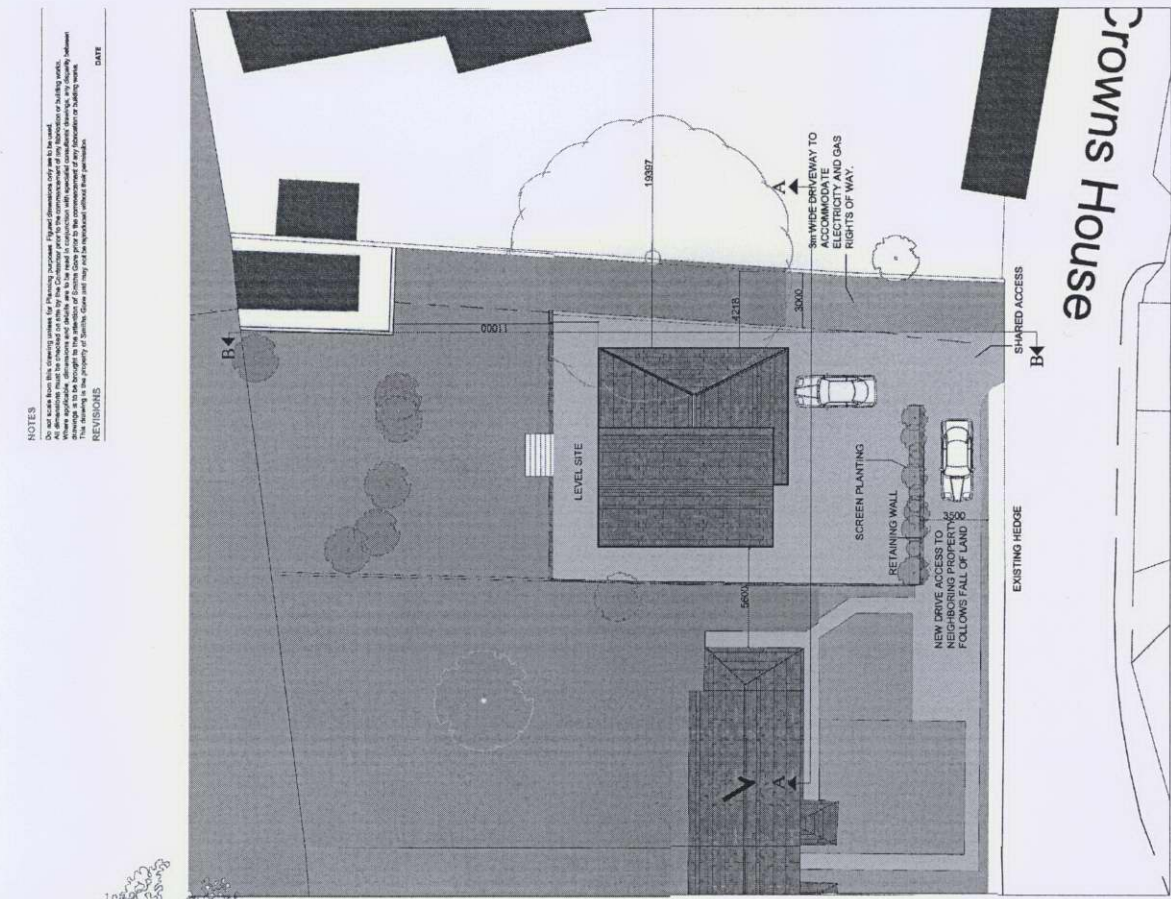
SOUTH ELEVATION



GROUND FLOOR



FIRST FLOOR



SITE LAYOUT 1:250



**SMITHSGORE**

**DATE** 10/03/21  
**CLIENT** CARLISLE CITY COUNCIL  
**PROJECT** PROPERTY SERVICES  
**SCALE** 1:100 B & L  
**PROPOSED PLANS AND ELEVATIONS**  
**PLANNING**

JOB NO.	DRAWING NO.	DATE	REV
LAND AT ROCKCLIFFE	108331-02	10/03/21	G
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
PLANNING	PK	MM	21/03/21
11 CARRICKPATRICK ROAD, DUBLIN 15		TEL: 01554 44444 FAX: 01554 44444	

**NOTES**

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**REVISIONS**

DATE

## SCHEDULE A: Applications with Recommendation

11/0706

Item No: 05

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0706

**Applicant:**  
Miss A Taylor

**Parish:**  
Brampton

**Date of Receipt:**  
25/08/2011

**Agent:**

**Ward:**  
Brampton

**Location:**

56 Front Street, Brampton, CA8 1NT

---

**Proposal:** Removal And Replacement Of Larger Rooflight In Kitchen; Removal Of Small Kitchen Window And Replacement Of Sliding Sash Window With Stone Surrounds; Renewal Of Rainwater Pipe In Black Upvc; Removal Of Stone Chimney Breast Within Kitchen And Installation Of Combination Boiler In Cellar And Associated External Vent; Installation Of Steelworks Into Wall To Allow For Support Of Outside Wall; Re-leveling of Lounge Floor, Lifting Of Existing Floor And Packing Underneath (LBC)

---

### 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 Grade II Listed Building.  
2.2 Other Matters.

#### 3. Application Details

##### The Site

- 3.1 Number 56 Front Street is a mid terrace property on the northern side of Front Street opposite its junction with Church Lane. To the rear of the property there is a large rear garden which has a cobbled access onto Chandler's Lane.
- 3.2 Located in the centre of Brampton, the property is identified in the Carlisle District Local Plan 2001-2016 as a Primary Residential Area with Historic Structures and Local Listings.

## **The Proposal**

3.5 The application seeks Listed Building Consent for alterations to the Grade II Listed Building consisting of:

- removal of existing kitchen rooflight and installation of 780mm x 1140mm conservation type rooflight;
- replacement of existing kitchen window with timber sliding sash window;
- formation of new kitchen window opening, installation of sliding sash window with stone window surrounds to match existing windows;
- replacement and relocation of rainwater pipes, soil and vent pipes;
- new bedding and pointing of brickwork etc to be undertaken using cement free lime mortar;
- installation of combination boiler and associated external vent in basement utility;
- new paving slab flooring on concrete base over existing basement floors;
- removal of redundant internal chimney breast in ground floor kitchen area;
- installation of steel support beams;
- lifting and levelling of ground floor living room floor with packing and shaped plywood decking pieces over existing floor.

## **4. Summary of Representations**

4.1 This application has been advertised by the direct notification of the occupiers of six neighbouring properties and the posting of site and press notices. At the time of preparing the report no verbal or written representations have been made during the consultation period.

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

Brampton Parish Council: - no response received at the time of preparing the report;

Carlisle Airport: - no response received at the time of preparing the report.

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

### **Assessment**

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, LE16 and LE26 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Impact Of The Proposal On The Grade II Listed Building

6.2 The property and the adjacent property, 54 Front Street, are Grade II Listed and the description reads as follows:

*"2 houses. Early C19. Snecked red sandstone ashlar, with rusticated plinth*

*and modillions to eaves, Welsh slate roof, brick chimney stacks. 2 storeys, 2 bays to No 56, single bay to No 54. No 56 has 4-panel door with glazed fanlight and plain stone surround. Sash windows with glazing bars have plain stone surrounds. No 54 has C20 glazed door and enlarged C20 window opening to ground floor".*

- 6.3 Planning policies require that applications for alterations or extensions to Listed Buildings must have regard to the scale, proportions, character and detailing of the existing building (both internally and externally) and of its windows and doorways. The proposal seeks internal and external alterations, the design, scale and materials of which are sympathetic to the character and appearance of the building. Furthermore, the City Council's Heritage Officer has been involved in the development of this scheme. Accordingly, it is considered that the proposals would not have a detrimental impact on the Grade II Listed Building.

## 2. Other Matters

- 6.4 Members should also be aware that although the applicant is an employee of the City Council the applicant has not been involved in the determination of the application outside of her role as applicant.

## Conclusion

- 6.5 In overall terms, the scale and design of the proposal is acceptable and it would not have an adverse impact on the Grade II Listed Building. In all aspects the proposal is compliant with the relevant policies contained within the adopted Local Plan

## 7. Planning History

- 7.1 There is no relevant planning history.

## 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.

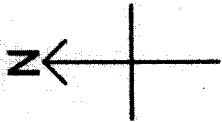
2. The approved documents for this Listed Building Consent comprise:
1. the submitted planning application form received 18th August 2011;
  2. the Design and Access Statement received 25th August 2011;
  3. plan and elevations as existing received 18th August 2011 (Drawing Number 2011/6/2/001);
  4. plan and elevations as proposed received 18th August 2011 (Drawing Number 2011/6/2/2002);

5. block plan received 25th August 2011 (Drawing Number 2011/6/2/004);
6. location plan received 25th August 2011 (Drawing Number 2011/6/2/003);
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.

---





Revision  
Rev Date Amendments Initials

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18 AUG 2011  
20110906

## AA DESIGN SERVICES

Alan Armstrong MCIAT,  
Montcalm, Walton, Brampton,  
Cumbria, CA8 2DH.

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E-mail: alnma3.gram@btinternet.com

client  
MISS A. TAYLOR

job  
56 FRONT STREET  
BRAMPTON

drawing  
LOCATION PLAN

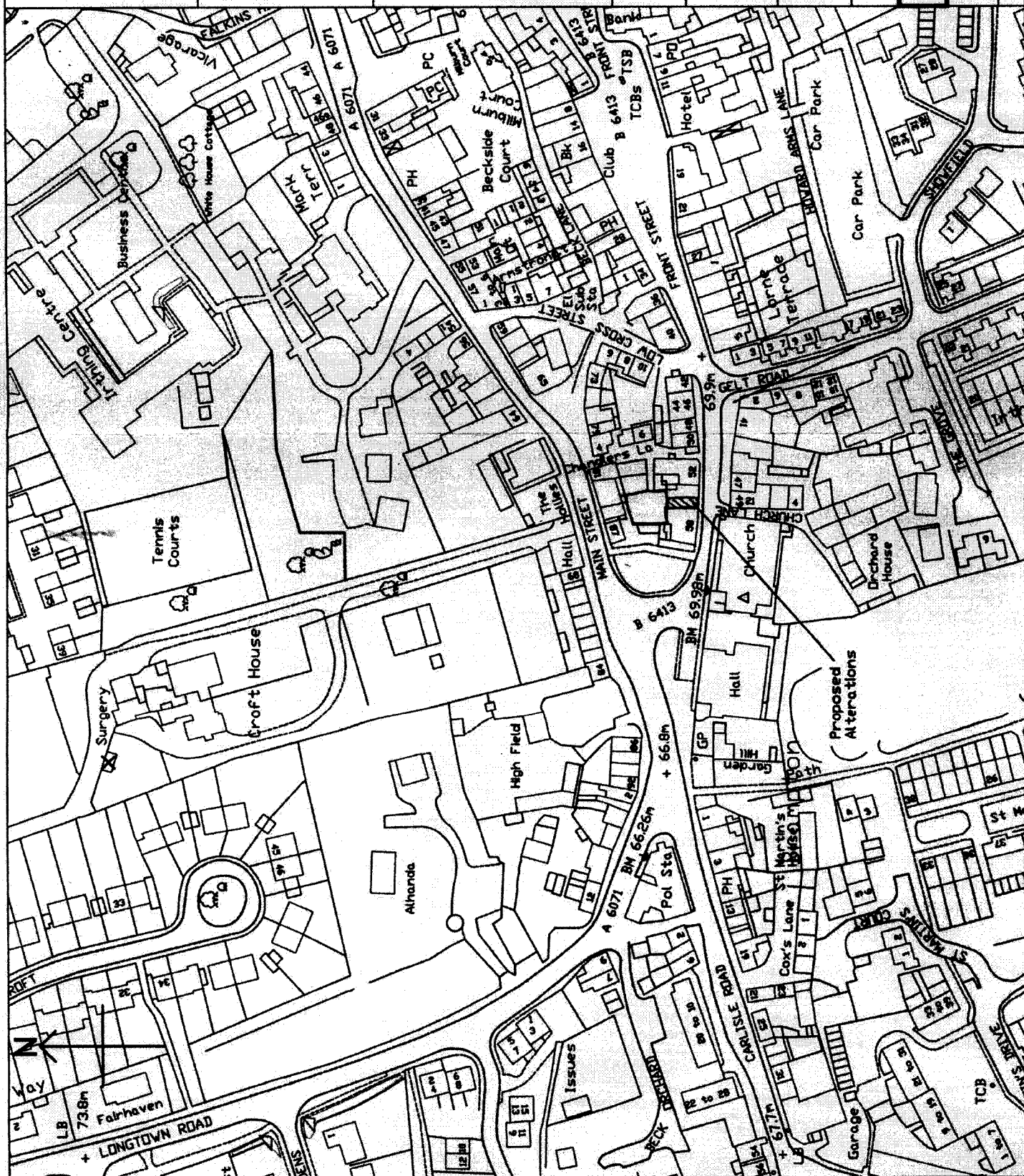
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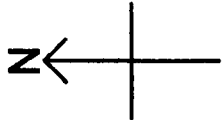
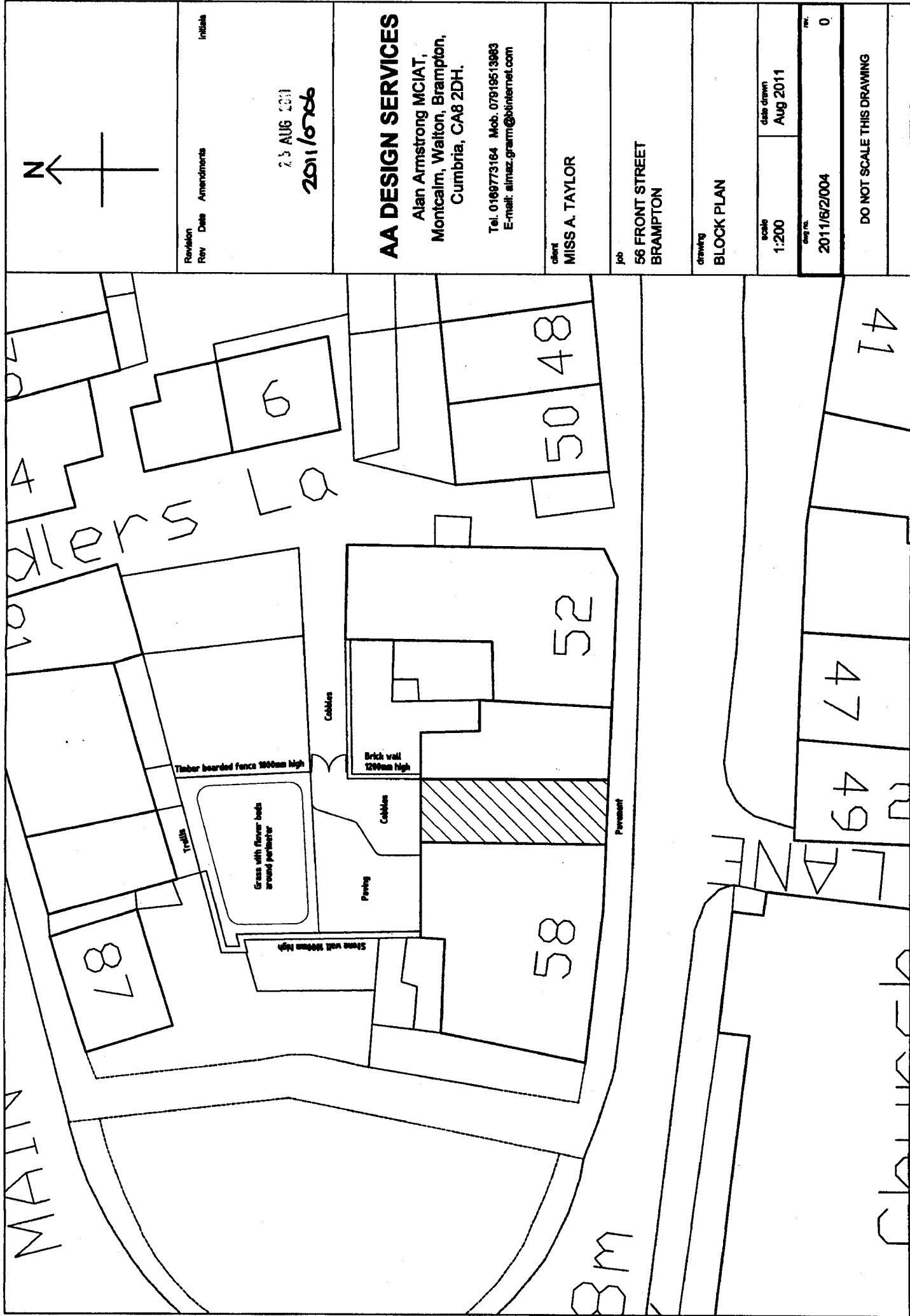
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2011/6/2/003

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Revision Rev	Date	Amendments	Initials
	25 AUG 2011		
	2011/07/04		

## AA DESIGN SERVICES

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Cumbria, CA8 2DH.

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E-mail: alimaz.gram@btinternet.com

client  
MISS A. TAYLOR

job  
56 FRONT STREET  
BRAMPTON

drawing  
BLOCK PLAN

scale  
1:200

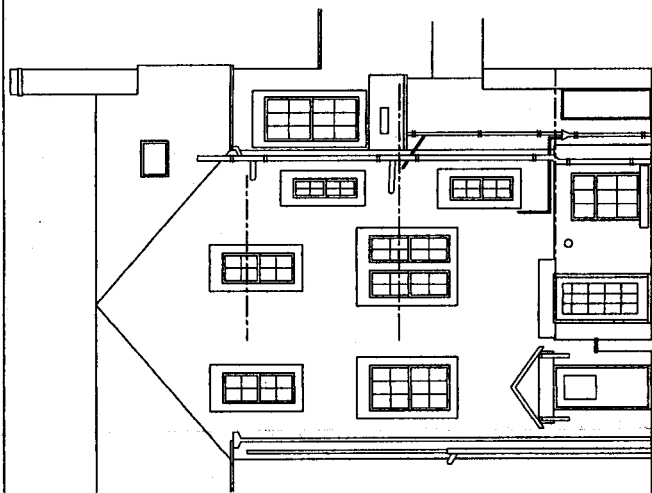
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2011/6/2/004

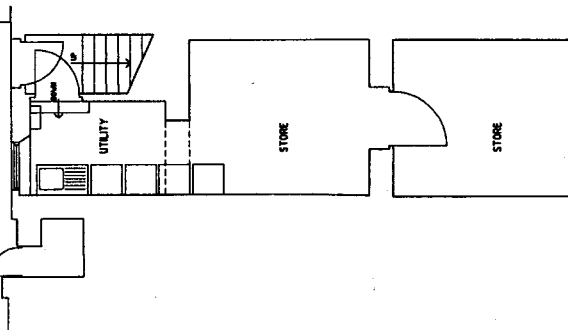
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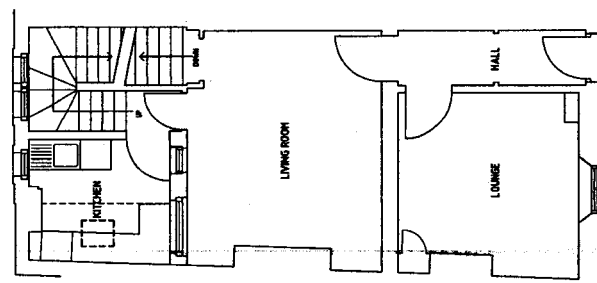
All dimensions to be checked on site.  
Do not scale drawing.



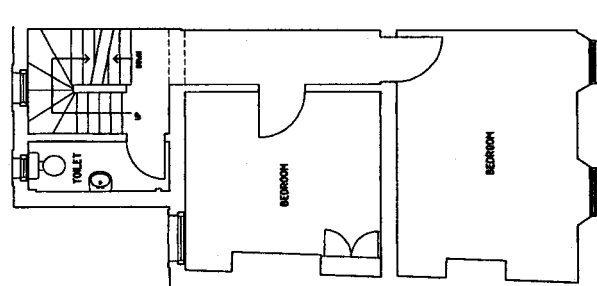
REAR ELEVATION



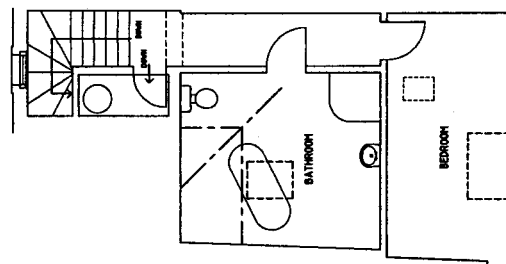
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

<b>RECEIVED</b> 11 AUG 2011 2511121065	
<b>AA DESIGN SERVICES</b> Alan Armstrong MCIAT, Montclair, Wotton, Stampton, Cumbria, CA3 2DH. Tel: 01207 314 111 Email: alan@aa-design.com	
Client: MISS A. TAYLOR	Date: 28 FRONT STREET BRAMPTON
Scale: 1:50	Date: June 2011
Drawing: PLAN AND ELEVATIONS AS EXISTING	
No: 2011/02/001	Rev: 0
DO NOT SCALE THIS DRAWING	

## SECOND FLOOR PLAN

Floor plan of the first floor of a house. The plan shows a central living room with a fireplace, a lounge, a hall, a kitchen, a bathroom, and a bedroom. The living room is labeled 'LIVING ROOM' and the lounge is labeled 'LOUNGE'. The kitchen is labeled 'KITCHEN' and the bathroom is labeled 'BATH'. The bedroom is labeled 'BED ROOM'. The hall is labeled 'HALL'. The plan also shows a staircase and a door leading to the front garden.

Carefully remove existing window and stone surround

PLAN	FIRST
	

**DO NOT SCALE THIS DRAWING**

## SCHEDULE A: Applications with Recommendation

11/0721

**Item No: 06**

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0721

**Applicant:**  
Mr Martin Russell -  
Bromley

**Parish:**

**Date of Receipt:**  
23/08/2011

**Agent:**

**Ward:**  
Morton

**Location:**

190 Dalston Road, Carlisle, CA2 6DY

---

**Proposal:** Erection Of Single Storey Rear Extension To Provide Kitchen,  
Dining/Living Room And Games Room

---

### 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 Other Matters.

#### 3. Application Details

##### The Site

- 3.1 Number 190 Dalston Road is located on the west side of Dalston Road close to its junction with Longsowerby Road. The single storey detached dwelling is constructed of facing brickwork with rendered gables under a concrete tiled roof. The property's flanks and rear boundary consist of 1.8 metre high wooden fences. To the west and north of the application site are other single storey dwellings with a two storey dwelling immediately to the south. Vehicular access is to the south of the application site.
- 3.2 The property lies within the urban area of the City within a Primary

Residential Area as identified in the Carlisle District Local Plan 2001-2016.

## **The Proposal**

- 3.3 The property has an existing detached garage located adjacent to the southern boundary which will be demolished as part of the proposed development. The submitted drawing illustrate its replacement with a games room and utility on virtually the same footprint. This element of the proposal would have an overall width of 4.2 metres and be 7.3 metres long to a ridge height of 4 metres.
- 3.4 The property will also be extended by 3.9 metres to the rear to provide a flat roofed kitchen/dining/living room. This extension will have a total width of 9.3 metres and an eaves height of 2.6 metres. Both the extensions will be constructed from materials to match those of the existing dwelling.
- 3.5 The submitted drawings also include the formation of a dormer to the existing rear roof slope to provide additional living accommodation; 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 the occupiers of six 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 objection to the proposed development as it is considered that the existing driveway provides an adequate in-curtilage parking facility;  
United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objections.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP2, CP5 and H11 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 proposed kitchen/dining/living room has a window in its southern elevation that would be within 3.5 metres of the adjoining property's (192

Dalston Road) conservatory; however, the northern elevation of the conservatory has a solid wall. In such a context and given the scale of the proposal together with the existing boundary treatment, this element of the proposal would not have a detrimental impact on the living conditions of the adjoining occupiers on the basis of loss of light, overlooking or over dominance.

- 6.3 Although the proposed games room and utility would project rearwards along the shared boundary with number 192 Dalston Road by 7.3 metres, it would replace an existing garage, have a maximum eaves height of 2.5 metres with its roof plane sloping away from the adjoining property. As such, and given the existing boundary treatment, it is unlikely that the extension would be overbearing or result in unreasonable loss of light to the occupiers of number 192 Dalston Road.

## 2. Whether The Proposal Is Appropriate To The Dwelling

The scale and height of the proposed single storey extensions are comparable to the existing property. The extensions would be constructed from materials to match the existing dwelling, and would employ similar detailing. Accordingly, it is considered that the proposed extensions would complement the existing dwelling in terms of design and materials to be used.

## 3. The Impact Of The Proposal On Biodiversity

- 6.4 The Council's GIS Layer has identified that the site has the potential for breeding birds and hedgehogs to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling, situated over an area which is currently paving, and does not disturb any vegetation, it is not considered that the development would harm a protected species or their habitat. However, an Informative has been 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. Other Matters

- 6.5 Members should also be aware that although the applicant is an employee of the City Council the applicant has not been involved in the determination of the application outside of his role as applicant.

## Conclusion

- 6.3 In overall terms it is considered that the proposals 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 proposed rear extensions are considered acceptable in relation to the dwelling nor would it have a detrimental impact on biodiversity. In all aspects the proposals are considered to be compliant with the objectives of the relevant adopted Development Plan policies.

## **7. Planning History**

- 7.1 There is no relevant 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:

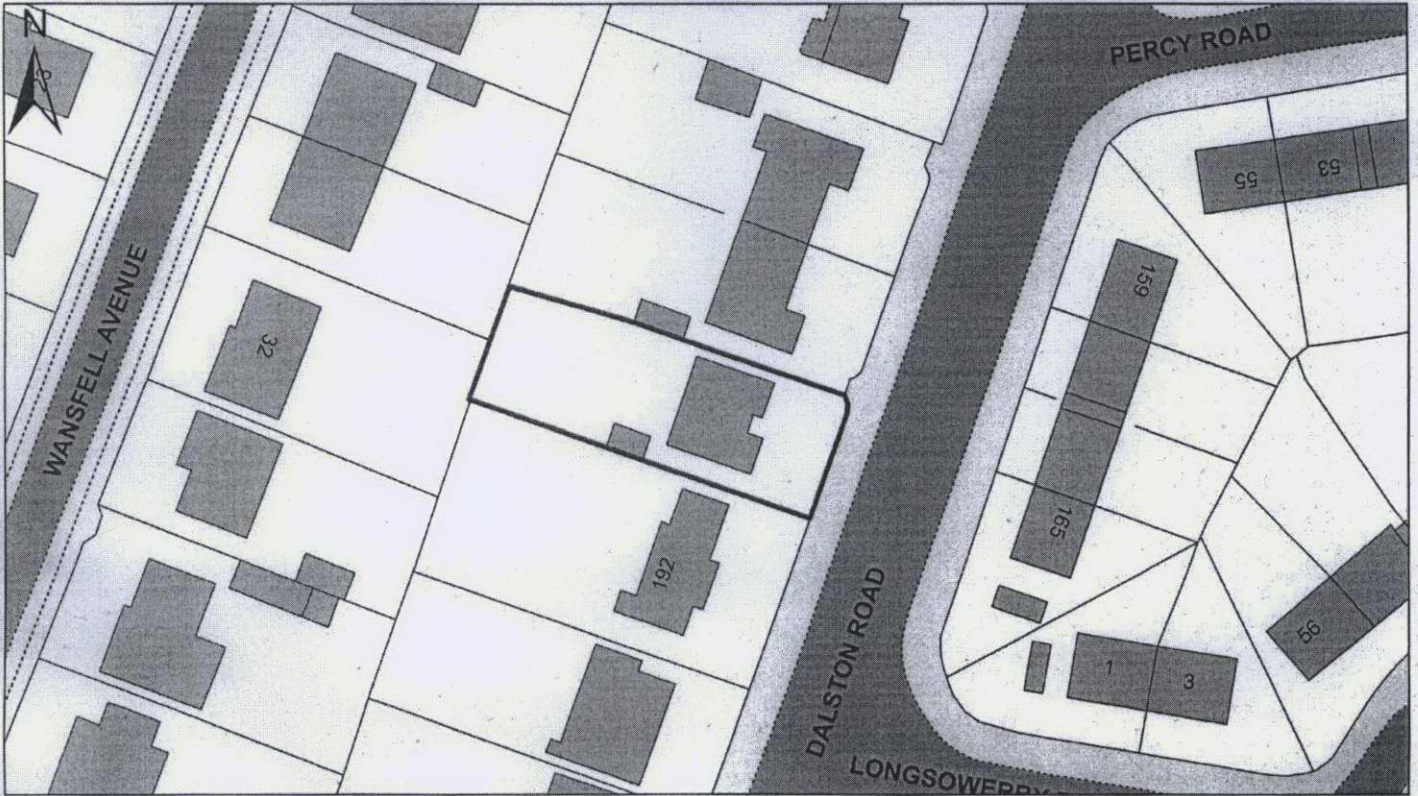
1. the submitted planning application form received 23rd August 2011;
2. the site and block plans received 23rd August 2011;
3. the existing elevations and floor plans received 23rd August 2011 (Drawing Number MRB/01);
4. the proposed elevations received 23rd August 2011 (Drawing Number MRB/02);
5. the proposed floor plans received 23rd August 2011 (Drawing Number MRB/03);
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

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190 Dalston Road, Carlisle

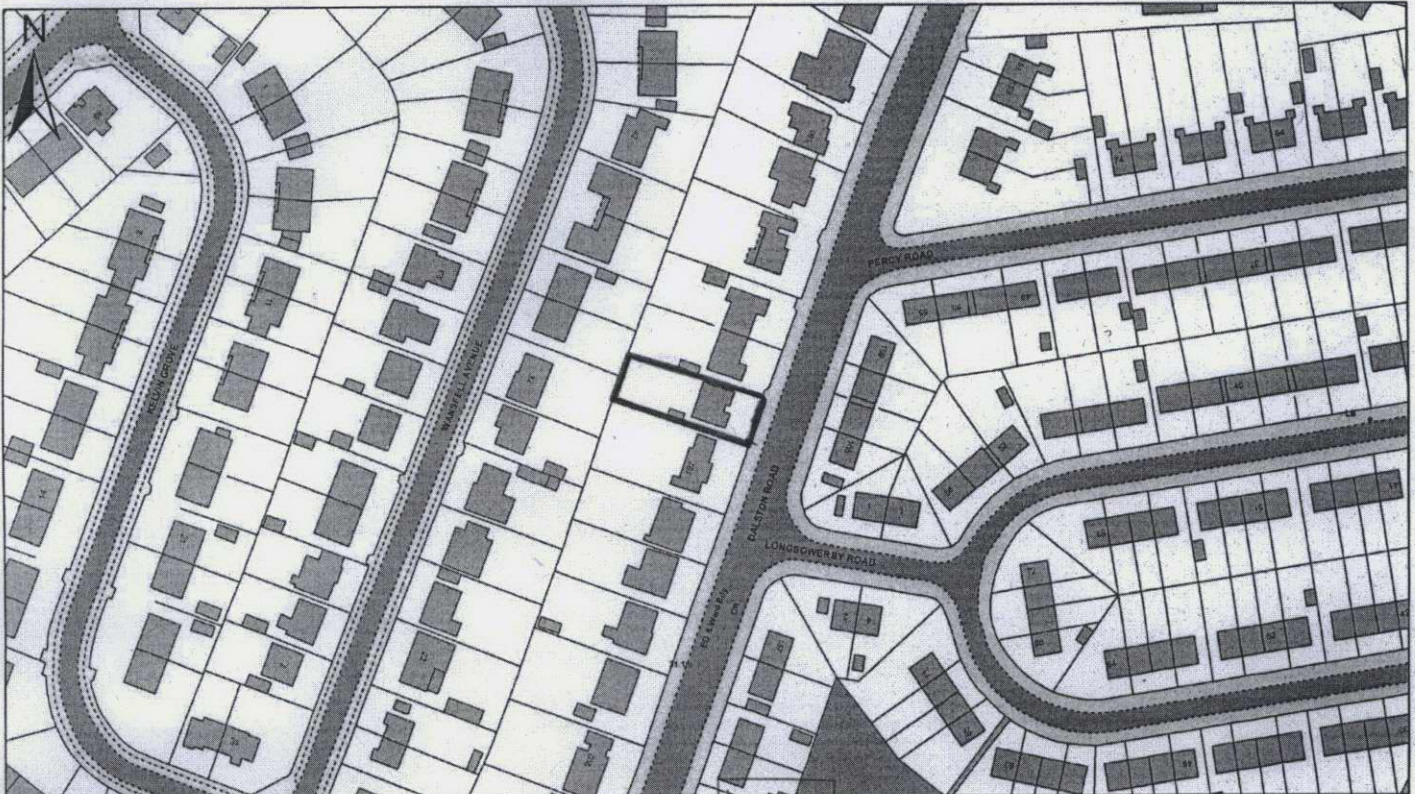


190 Dalston Road

— Site Boundary

1:500

190 Dalston Road, Carlisle



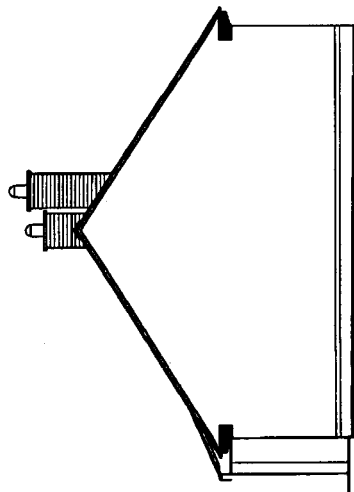
190 Dalston Road

— Site Boundary

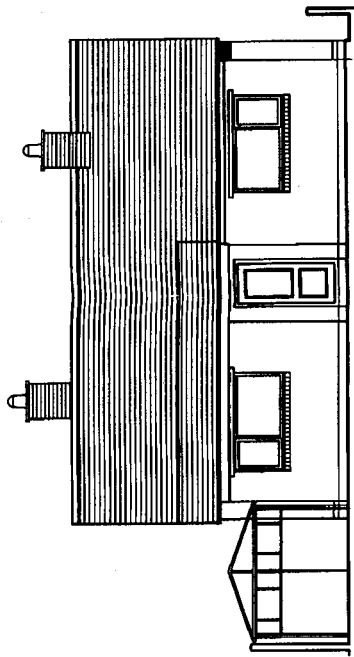
1:1,250

RECEIVED  
23 AUG 2011  
11/08/21

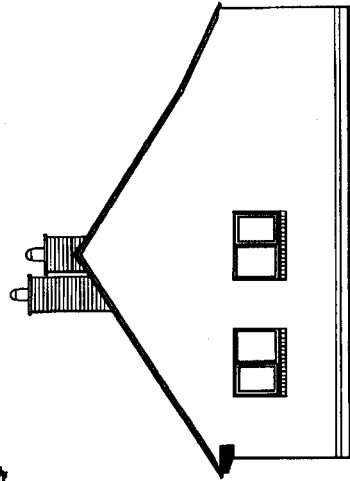




Existing End Elevation



Existing Front Elevation



Existing End Elevation

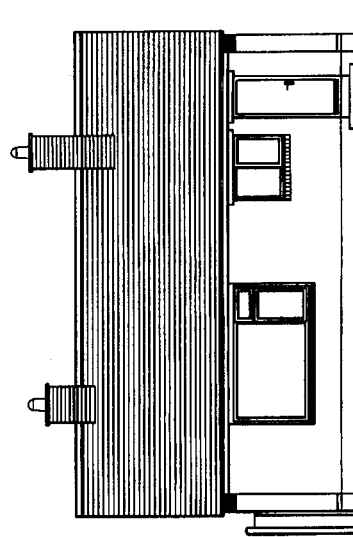
Notes - Existing Construction.

ROOF - Brown Rosemary clay pan tile.

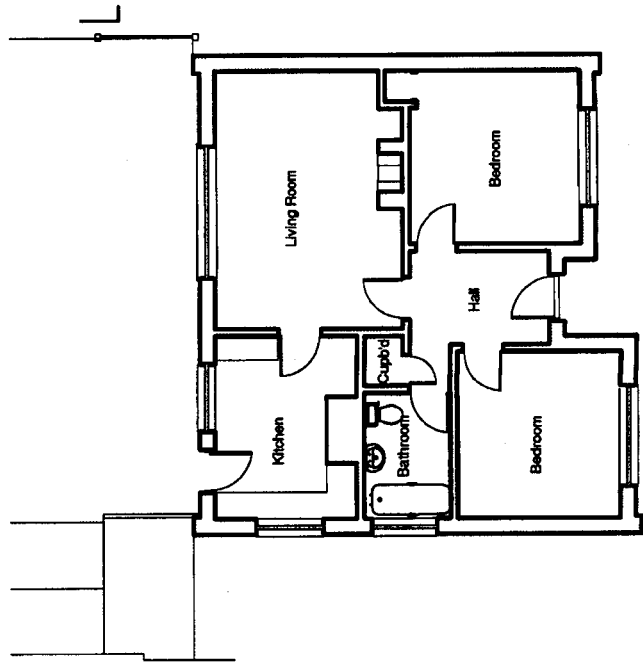
RAINWATER GOODS - White plastic half round guttering and round downspouts.

WALLS - Red rustic facing brickwork with 6mm wet dashed rendered walls to gables.

WINDOWS & DOORS - White upvc.



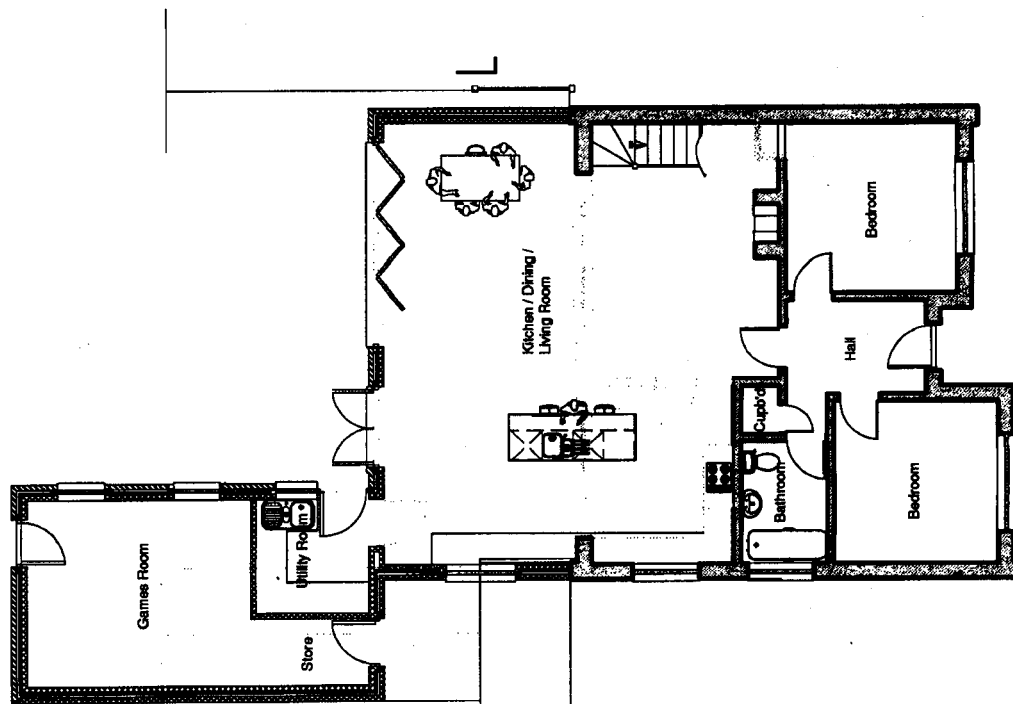
Existing Rear Elevation



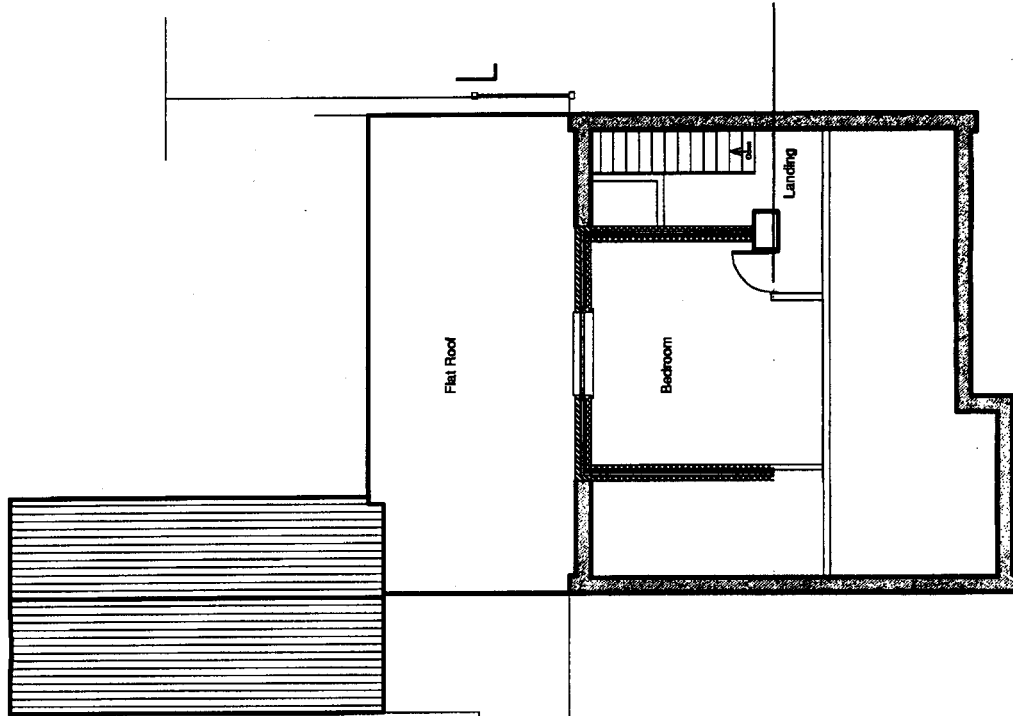
Existing Ground Floor Plan

RECEIVED  
23 AUG 2011  
11/0721

project	PROPOSED GROUND FLOOR KITCHEN / LIVING ROOM EXTENSION AND GAMES ROOM STORE AT 190, DALSTON ROAD, CARLISLE. FOR MR M. RUSSEL BROMLEY.		
drawing	EXISTING ELEVATIONS AND FLOOR PLAN.		
scale	1:100	date	10-07-11
drawn by	GSL	no	MRB/01



Proposed Ground Floor Plan



Proposed First Floor Plan

RECEIVED  
23 AUG 2011  
110721

project

PROPOSED GROUND FLOOR  
KITCHEN / LIVING ROOM  
EXTENSION AND GAMES  
ROOM STORE AT  
190, DALSTON ROAD,  
CARLISLE.  
FOR MR M. RUSSEL  
BROMLEY.

drawing

PROPOSED FLOOR PLANS.

scale

1:100

date

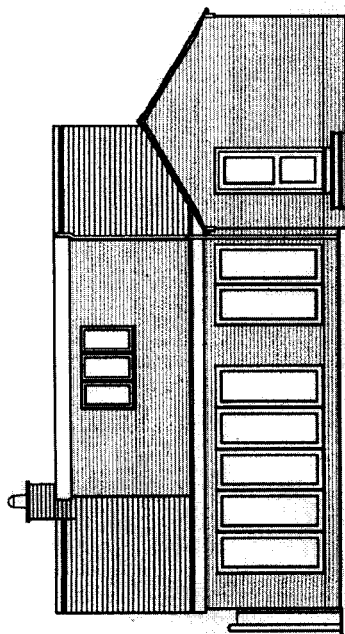
10-07-11

drawn by

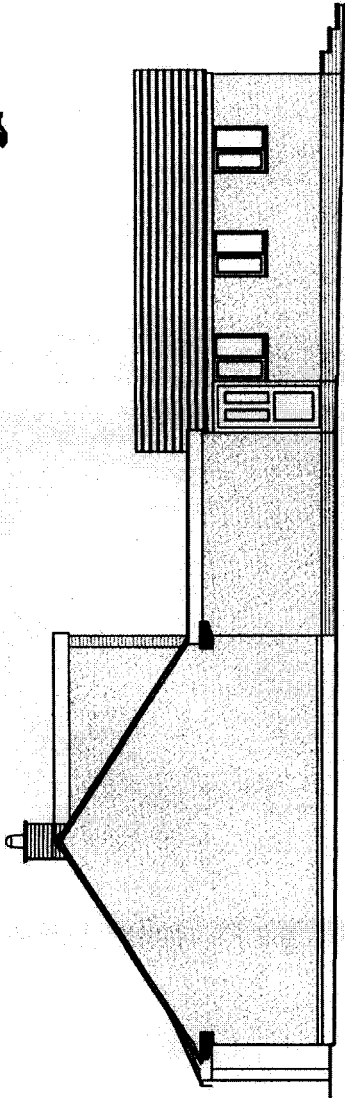
GSL

no

MRB/03



Proposed Rear Elevation



Proposed End Elevation

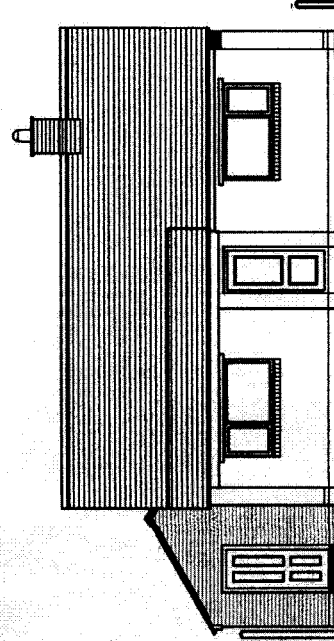
Notes - Proposed Construction.

ROOF - Brown Rosemary clay pan tile.

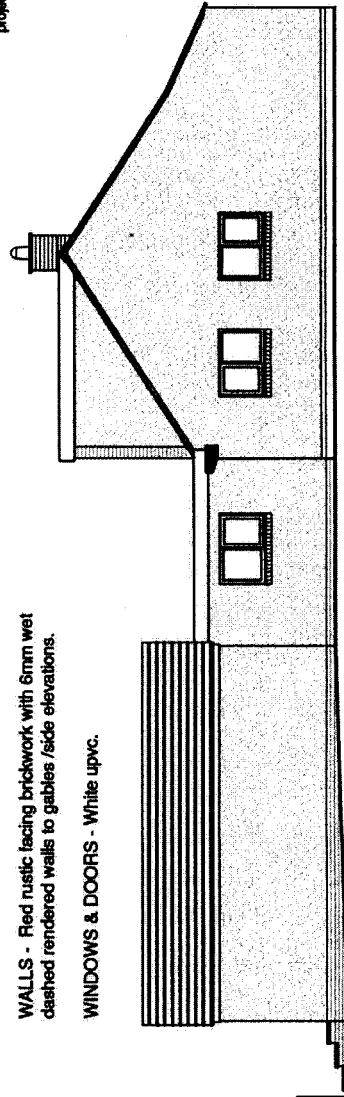
RAINWATER GOODS - White plastic half round guttering and round downspouts.

WALLS - Red rustic facing brickwork with 6mm wet dashed rendered walls to gables /side elevations.

WINDOWS & DOORS - White upvc.



Proposed Front Elevation



Proposed End Elevation

RECEIVED  
23 AUG 2011  
11:07Z

PROPOSED GROUND FLOOR  
KITCHEN / LIVING ROOM  
EXTENSION AND GARAGE  
ROOM STORE  
190, DALSTON ROAD  
CARLISLE  
FOR MR M. J. JONES

drawing

PROPOSED ELEVATIONS.

scale  
100

drawn by  
GSL

nos  
MRB/ 02

## SCHEDULE A: Applications with Recommendation

11/0601

**Item No: 07**

Date of Committee: 30/09/2011

**Appn Ref No:**  
11/0601

**Applicant:**  
Harraby Catholic Club

**Parish:**  
Carlisle

**Date of Receipt:**  
18/07/2011

**Agent:**  
Jock Gordon

**Ward:**  
Harraby

**Location:**

Harraby Catholic Club, Edgehill Road, Carlisle, CA1  
3PQ

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**Proposal:** Erection Of Smoking Shelter To The West Elevation

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Scale And Design Of The Shelter Is Appropriate  
2.2 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.  
2.3 Other Matters.

#### 3. Application Details

##### The Site

- 3.1 Harraby Catholic Club is located on the southern side of Edgehill Road. The Club, is a substantial building located within a large plot surrounded by hard and soft landscaping with car parking provision to the north of the building.  
3.2 The premises are identified in the Carlisle District Local Plan as within a Primary Residential Area.

##### The Proposal

- 3.3 The submitted drawings illustrate the formation of a smoking shelter in a small recess to the east of the main entrance. The proposed shelter would 5

metres in width, 3.1 in depth and 2.55 metres to the peak of a shallow, mono-pitch roof. The shelter (open on three sides) would have a timber frame, with a polycarbonate roof in a upvc frame. To the west of the shelter, set back by 1 metres, is a 1.8 metre high brick wall which would act as a baffle. Access to the shelter would be gained via a new external doorway taken from the lobby area.

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

- 4.1 This application has been advertised by the direct notification of thirteen neighbouring properties. In response, one petition containing 20 signatories has been received.
- 4.2 The accompanying letter identifies the following issue:
  - 1. questions the necessity of the shelter.

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

Cumbria County Council - (Highway Authority): - no objection to the proposed development as it is considered that the proposal does not affect the highway;  
Local Environment - Environmental Protection (former Comm Env Services-Env Quality): - no objections subject to the imposition of an informative.

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

##### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP2, CP5, CP6, EC10 and H2 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
  - 1. Whether The Scale And Design Of The Shelter Is Appropriate
- 6.2 The overall footprint of the shelter is relatively large; however, its scale is proportionate to the size of the premises. It would be located in a small recess to the rear of the lobby partially obscured from view by the baffle wall and the topography of the surrounding soft landscaping.
  - 2. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 6.3 Taking into consideration the scale and position of the shelter in relation to neighbouring residential properties the living conditions of the occupiers of those properties would not be adversely affected through loss of light, loss of privacy or overdominance.
- 6.4 Although the shelter would be visible from within some of the surrounding residential properties its design and location would not detract from the living conditions of those residents.

### 3. Other Matters

- 6.5 Concerns have been expressed about the necessity and cost of the shelter. Their objections have been noted; however, these issues are not material planning considerations.
- 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 would be located adjacent to the existing dwelling, situated over an area which is currently paving, and does not disturb any vegetation, it is not considered that the development would harm a protected species or their habitat. However, an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

### Conclusion

- 6.7 In overall terms, the proposal does not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight. The scale and design of the proposed shelter is acceptable in relation to the premises. Nor would it have a detrimental impact on biodiversity. In all aspects the proposals are with the objectives of the relevant adopted Local Plan policies.

### 7. Planning History

- 7.1 In 1985, Full Planning Permission was granted for the erection of changing/dressing rooms (application reference 85/1104).
- 7.2 In 1989, Full Planning Permission was granted for an extension to lounge area and new kitchen (application reference 89/0792).
- 7.3 In 1993, Full Planning Permission was granted for alterations to Edgehill Road elevation (application reference 93/0247).
- 7.4 Also in 1993, Full Planning Permission was granted for an extension to provide a beer store and alterations involving creation of a fire exist (application reference 93/0514).
- 7.5 In 1995, Full Planning Permission was granted for an extension to form store, foyer and new entrance porch (application reference 95/0349).
- 7.6 Also in 1995, Advertisement Consent was granted for erection of 1no. internally illuminated box sign (application reference 95/0859).
- 7.7 In 1998, Full Planning Permission was granted for extension to games room and beer garden (application reference 98/0431)
- 7.8 In 1998, Full Planning Permission was granted for a replacement roof

(application reference 98/0897).

- 7.9 In 2005, Full Planning Permission was granted for a beer garden and fence enclosure (application reference 05/1068).
- 7.10 In 2007, Full Planning Permission was granted for an outdoor canopy to existing beer garden (application reference 07/0299).
- 7.11 Again in 2007, Full Planning Permission was granted for a revised proposal for an outdoor canopy to existing beer garden (application reference 07/1095).

## **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.

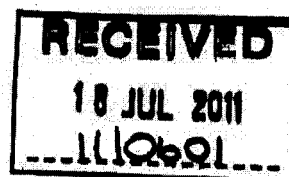
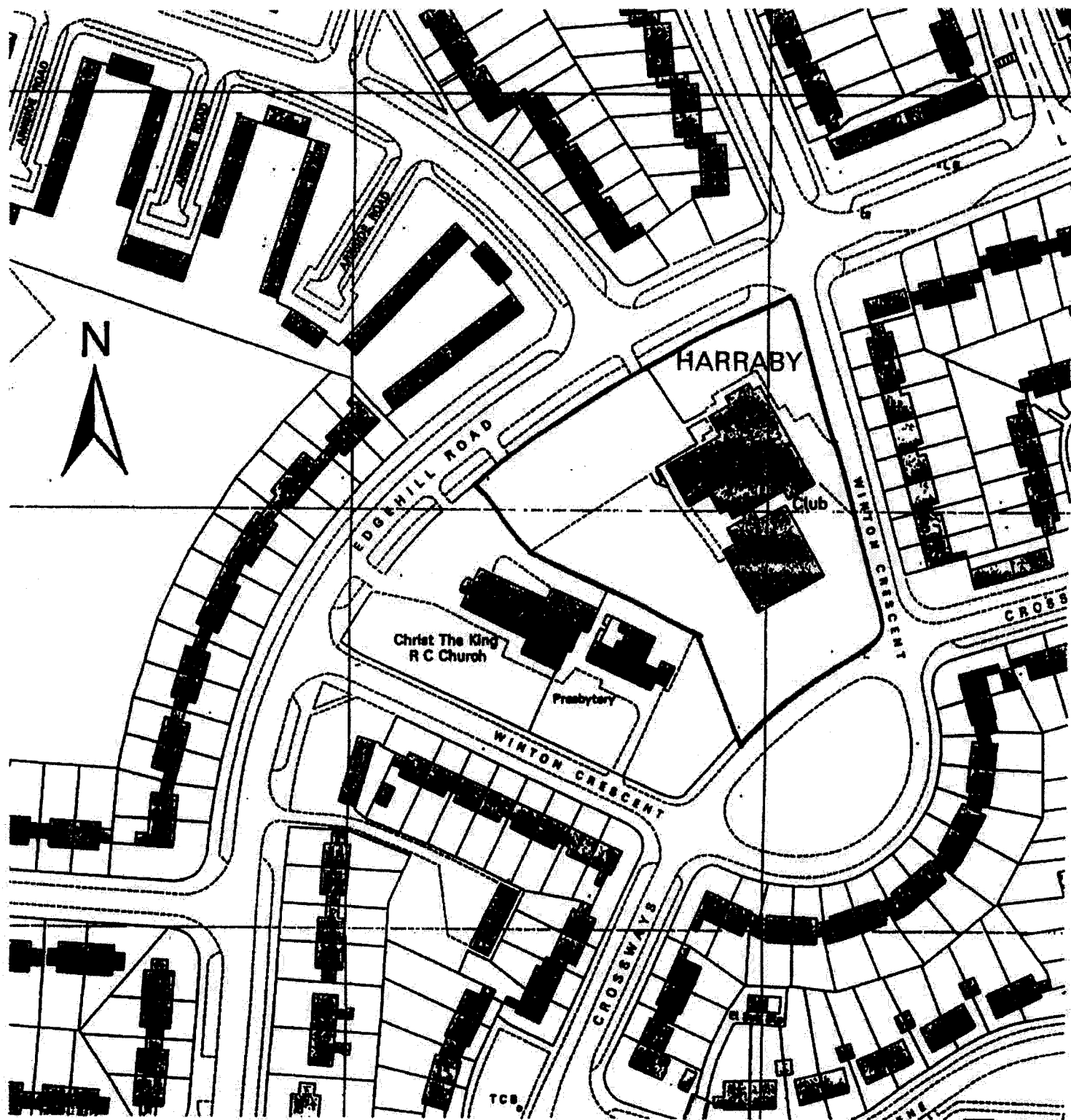
**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 ( as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2. The approved documents for this Planning Permission comprise:
  - 1. the submitted planning application form received 18th July 2011;
  - 2. the location plan received 18th July 2011 (Drawing Number 2007/1);
  - 3. the site plan received 18th July 2011 (Drawing Number 2007/2);
  - 4. the existing plans received 18th July 201 (Drawing Number 2007/3);
  - 5. the proposed plans received on 23rd August 2011 (Drawing Number 2007/4A);
  - 6. the Notice of Decision; and
  - 7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

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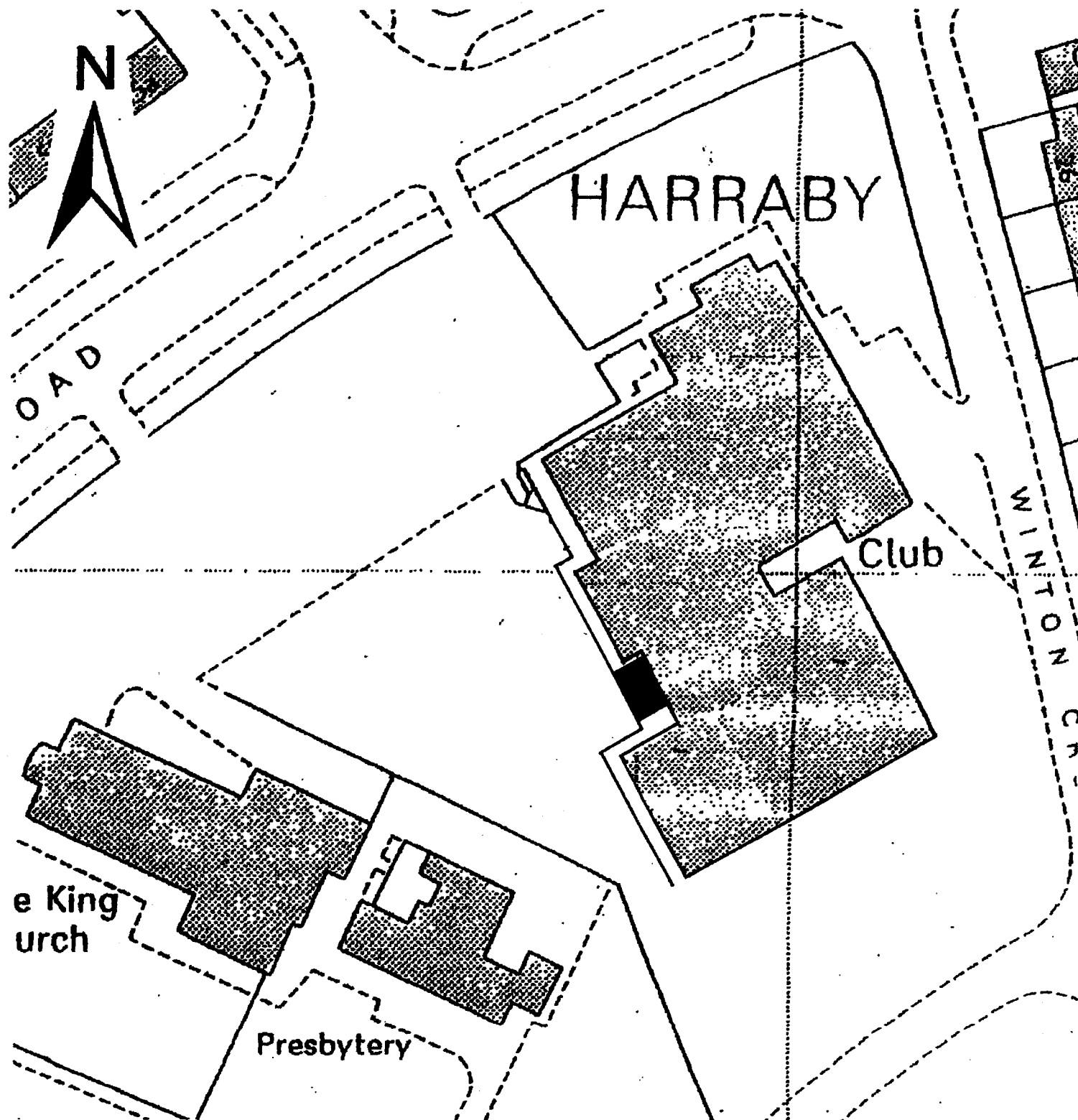
**PROPOSED SMOKING SHELTER**

**HARRABY CATHOLIC CLUB - EDGEHILL ROAD - CARLISLE**

**DRG. NO. 2007/1**

**LOCATION PLAN**

**SCALE : 1-1250**



RECEIVED  
18 JUL 2011  
11/0601

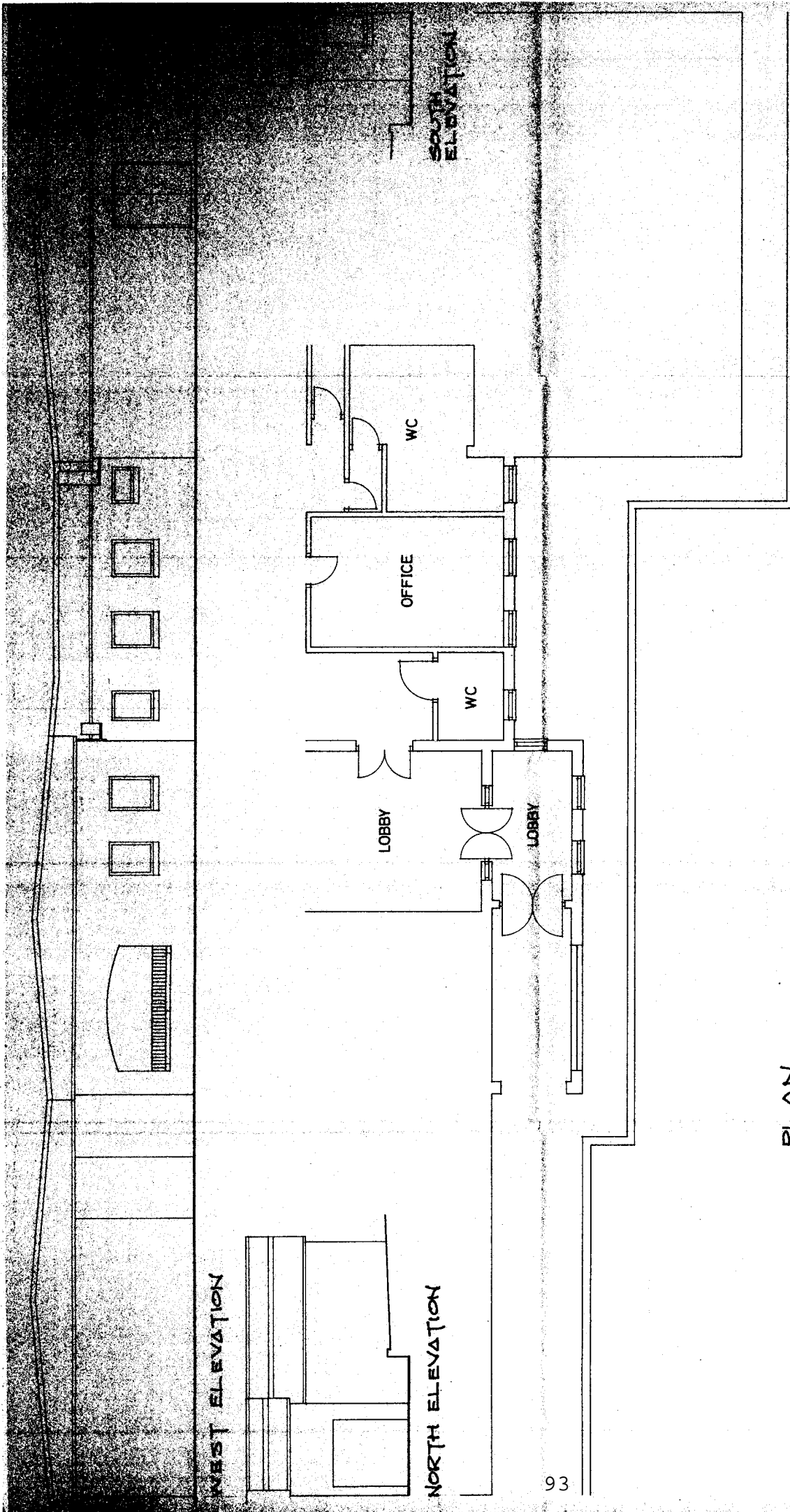
**PROPOSED SMOKING SHELTER**

**HARRABY CATHOLIC CLUB - EDGEHILL ROAD - CARLISLE**

**DRG. NO. 2007/2**

**SITE PLAN**

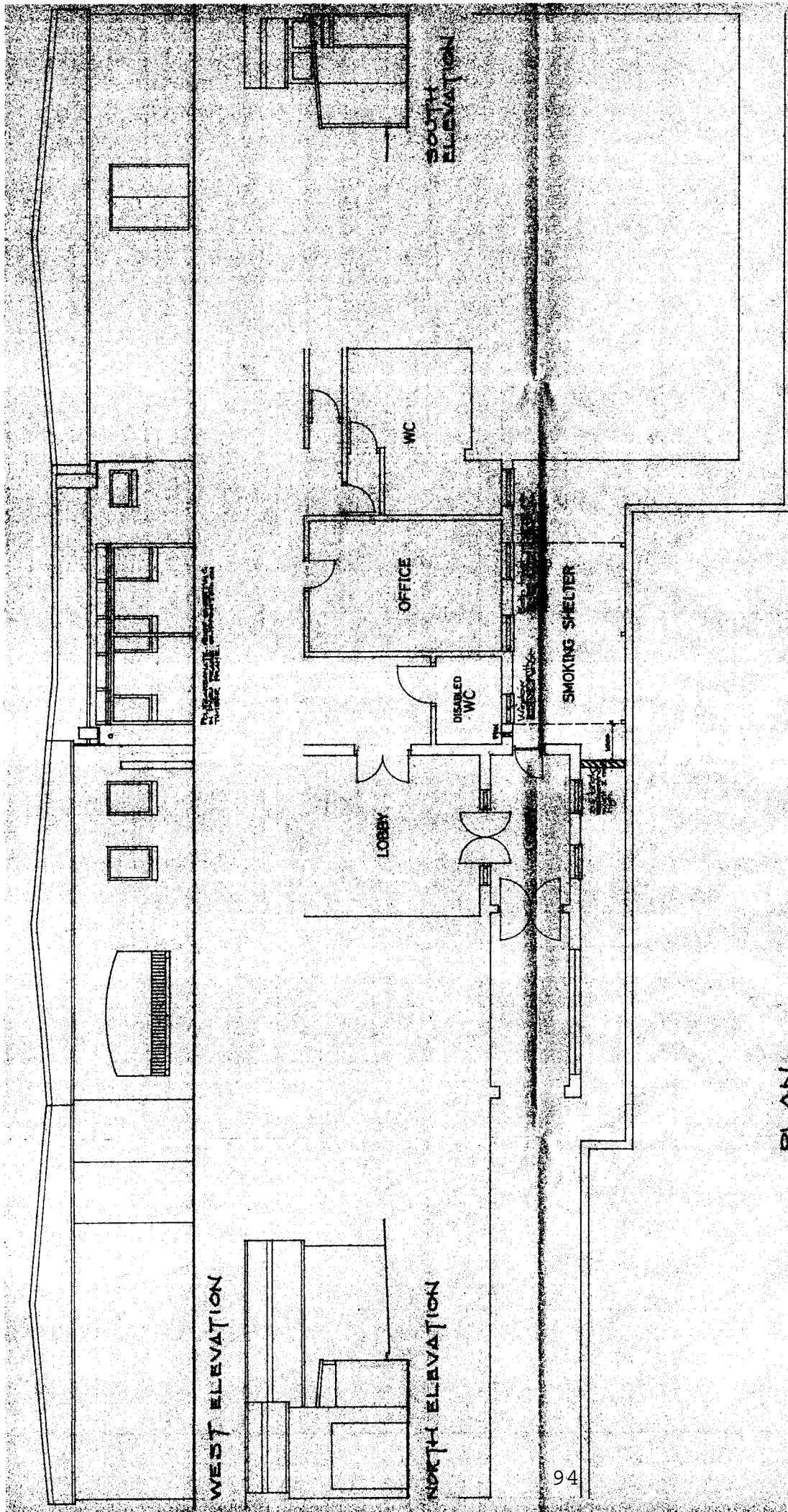
**SCALE : 1-500**



AS EXISTING

RECEIVED  
11 JUL 2011  
JACKSON

<b>PROPOSED SMOKING SHELTER</b> <b>HARRABY CATHOLIC CLUB</b> <b>EDGEHILL ROAD - CARLISLE</b>	
DES. NO.: 2007/3 SCALE: 1-50 DATE: JUNE 2011	JACKSON ARCHITECTURAL SERVICES 47 SCOTLAND ROAD CARLISLE CA9 6HS Tel: 01228 843888



RECEIVED  
MAY 20  
11/01/11

AS PROPOSED

Dimensions:  
15' x 11' W.C. ventilation  
22' x 11' Smoking shelter  
8' x 11' Window plan

PROPOSED SMOKING SHELTER  
HARRABY CATHOLIC CLUB  
EDGEHILL ROAD - CARLISLE

DRG. No. 2007/14B  
SCALE: 1-50  
DATE: JUNE 2011

JOCK BOGDON  
ARCHITECTURAL SERVICES  
47 SCOTLAND ROAD  
CARLISLE CA3 9HS  
Tel: 01228 843289

SCHEDULE C

SCHEDULE C

## SCHEDULE C: Applications Determined by Other Authorities

10/1098

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**Item No: 08**

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
10/1098

**Applicant:**  
Miss Helen Blake

**Parish:**  
Kingmoor

**Date of Receipt:**  
13/12/2010

**Agent:**  
Garner Planning  
Associates

**Ward:**  
Stanwix Rural

**Location:**  
Dabbing Cottage, Cargo, Carlisle, CA6 4AW

**Grid Reference:**  
336552 559164

**Proposal:** Demolition Of Dabbing Cottage And Erection Of 1no. Replacement Dwelling

**Amendment:**

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### REPORT

**Case Officer:** Barbara Percival

#### Decision on Appeals:

**Appeal Against:** Appeal against refusal of planning perm.

**Type of Appeal:** Written Representations

**Report:** This appeal was in respect of the Council's decision to refuse an application for the demolition of Dabbing Cottage and erection of 1no. replacement dwelling at Cargo. The application was refused for the following reasons:

*"The application site is not located within either a Key Service Centre or Local Service Centre as identified under Policies DP1 and H1 of the Local Plan 2001-2016. The proposal would therefore result in an additional dwelling in a less sustainable location, for which no local housing need has been satisfactorily demonstrated and if permitted, would restrict development in more sustainable locations. On this basis the proposal is considered to be contrary to the provisions of Policies DP1 and H1 of the Carlisle District Local Plan 2001-2016.*

*The proposed dwelling, by virtue of its design and scale, detracts from the character and appearance of the Grade II Listed Building. Furthermore, the building would have an adverse impact on the street view resulting in a separate building in competition with Holly Cottage. The proposal is therefore contrary to the objectives of Policies LE12 and LE14 of the Carlisle District Local Plan*

## SCHEDULE C: Applications Determined by Other Authorities

10/1098

2001-2016."

The Inspector considered that the main issues in the consideration of the appeal were whether or not, having regard to relevant policies, the proposed new dwelling would be acceptable in Cargo. The second issue is the effect that the proposal would have on the character and setting of the Grade II listed building (The Hollies) and on the character and appearance of this part of Cargo.

The Inspector noted that in respect of the first reason for refusal, Policy DP1 of the Local Plan had established a hierarchy of sustainable development locations and states that *'outside these locations development will be assessed against the need to be in the location specified'* with Policy H1 reinforcing this stance and setting out criteria for those parts of the rural area that fall outside the Key Service Centres or Local Service Centres. The Inspector acknowledges that Cargo, along with other settlements falls within this category.

The Inspector, whilst acknowledging that Cargo is not within one of the areas specified by Policy DP1, it was his view, that the proposal is for a small scale housing development that can reasonably be described as 'small-scale infilling'. Going on to state that when assessed against the criteria set out in Policy H1, he considered that it accords with some of the basic aims and principle objectives of Policy H1 as: the proposal would not intrude into open countryside; there would be no loss of agricultural land; appropriate access and parking could be available; and, it would not lead to the loss of amenity space.

The Inspector considered that although Cargo was some distance away from some facilities, it was reasonably sustainable with regard to its proximity to employment and other uses, as well as being relatively close to the centre of Carlisle with a bus service into Carlisle. The Inspector continues that with regard to *'a local need to be in this location'* he considered that even if a personal need cannot be identified, this particular proposal would be still be acceptable concluding that the principle of a new dwelling on this site in Cargo is acceptable.

When assessing the specific design of the dwelling; its effect on the character and setting of the 'The Hollies' and its effect on the character and appearance of this part of Cargo'. The Inspector shared the Council's concerns about the impact that the proposal on the listed building and on the character and appearance of this part of Cargo whilst . disagreeing with the Council's contention that a detached building would be 'in competition with 'Holly Cottage'. Outlining that an appropriate design could be achieved which would respect the form and scale of the existing buildings whilst providing appropriate accommodation; however, the particular design is harmful to the setting of the listed building and to the character and appearance of the locality.

In summary, the Inspector considers that the proposal does not accord with

## **SCHEDULE C: Applications Determined by Other Authorities**

10/1098

some of the criteria in Policy H1 of the Local Plan in terms of its relationship to the existing buildings and the character of the existing settlement and in the absence of an acceptable replacement proposal for Dabbing Cottage, the granting of Listed Building Consent for its total demolition would be premature.

The appeal was dismissed.

**Appeal Decision:** Appeal Dismissed

**Date:** 18/08/2011



## SCHEDULE C: Applications Determined by Other Authorities

10/1099

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**Item No: 09**

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
10/1099

**Applicant:**  
Miss Helen Blake

**Parish:**  
Kingmoor

**Date of Receipt:**  
08/12/2010 13:01:13

**Agent:**  
Garner Planning  
Associates

**Ward:**  
Stanwix Rural

**Location:**  
Dabbing Cottage, Cargo, Carlisle, CA6 4AW

**Grid Reference:**  
336552 559164

**Proposal:** Demolition Of Dabbing Cottage And Erection Of 1no. Replacement Dwelling (Revised Application) (LBC)

**Amendment:**

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### REPORT

**Case Officer:** Barbara Percival

#### Decision on Appeals:

**Appeal Against:** Appeal against refusal of planning perm.

**Type of Appeal:** Written Representations

**Report:** This appeal was in respect of the Council's decision to refuse an application for the demolition of Dabbing Cottage and erection of 1no. replacement dwelling at Cargo. The application was refused for the following reasons:

*"The proposed dwelling, by virtue of its design and scale, detracts from the character and appearance of the Grade II Listed Building. Furthermore, the building would have an adverse impact on the street view resulting in a separate building in competition with Holly Cottage. The proposal is therefore contrary to the objectives of Policies LE12 and LE14 of the Carlisle District Local Plan 2001-2016."*

The main issue is the effect that the proposal would have on the character and setting of the Grade II listed building (The Hollies) and on the character and appearance of this part of Cargo.

When assessing the specific design of the dwelling; its effect on the character and setting of the 'The Hollies' and its effect on the character and appearance of this part of Cargo'. The Inspector shared the Council's concerns about the impact that the proposal on the listed building and on

## **SCHEDULE C: Applications Determined by Other Authorities**

10/1099  
the character and appearance of this part of Cargo whilst . disagreeing with the Council's contention that a detached building would be 'in competition with 'Holly Cottage'. Outlining that an appropriate design could be achieved which would respect the form and scale of the existing buildings whilst providing appropriate accommodation; however, the particular design is harmful to the setting of the listed building and to the character and appearance of the locality.

In summary, the Inspector considered in the absence of an acceptable replacement proposal for Dabbing Cottage, the granting of Listed Building Consent for its total demolition would be premature.

The appeal was dismissed.

**Appeal Decision:** Appeal Dismissed

**Date:** 18/08/2011

SCHEDULE D

SCHEDULE D

## SCHEDULE D: Reports on Previously Deferred Decisions

---

**Item No: 10**

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

09/1082

**Applicant:**

Tesco Stores Limited

**Parish:**

Carlisle

**Date of Receipt:**

20/01/2010

**Agent:**

GL Hearn

**Ward:**

Yewdale

**Location:**

Bowling Green Adjacent to Horse & Farrier Public House, Wigton Road, Carlisle

**Grid Reference:**

338326 555195

**Proposal:** Erection Of A Convenience Foodstore (Revised Application)

**Amendment:**

1. Submission of amended drawings to correct inaccuracies in the plans.
2. Rotation of the store through 90 degrees and modifications to the layout of the car park.
3. Provision of collapsible bollards within the car park and the correction of inaccuracies in the plans.

### REPORT

**Case Officer:** Sam Greig

#### Details of Deferral:

Members will recall at Committee meeting held on 28th January 2011 that authority was given to the Assistant Director (Economic Development) to issue approval subject to the competition of s.106 Agreement. The s.106 Agreement required the subsequent developer to;

1. repair and refurbish the public house in accordance with a minimum schedule of work to be agreed with Council Officers. This work would be carried out contemporaneously with the development of the store;
2. market the public house for a period of six months commencing not later than the store opening to trade; and
3. pay £3500 upon commencement of development to facilitate an amendment to the Traffic Regulation Order to provide "no waiting at any time" restrictions along Orton Road.

## SCHEDULE D: Reports on Previously Deferred Decisions

These details have been received and the approval was issued on 26th August 2011.

**Decision:** Grant Permission

**Date:** 26/08/2011

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

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 ( as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this planning consent comprise:

1. The Planning Application Form received 11th December 2009;
2. The site location plan received 18th November 2010 (Drawing No. (P)100 Revision E);
3. The existing site plan received 8th June 2010 (Drawing No. (P)501);
4. The existing elevations received 8th June 2010 (Drawing No. (P)201-2 Revision A);
5. The existing elevations - street view received 13th January 2011 (Drawing No. (P)201-1 Revision B);
6. The proposed site plan received 13th January 2011 (Drawing No. (P)502 Revision K);
7. The proposed building plan received 15th November 2010 (Drawing No. (P)103 Revision E);
8. The proposed elevations received 17th January 2011 (Drawing No. (P)203-2 Revision J);
9. The proposed street elevations received 17th January 2011 (Drawing No. (P)203-1 Revision H);
10. The proposed elevations material studies received 13th January 2011 (Drawing No. (P)203-3 Revision K);
11. Swept Path Diagram received 12th January 2011 (Drawing No. 1020513 SK/01 231210);
12. Planning and Retail Assessment received 11th December 2009;
13. Planning and Retail Assessment Addendum received 6th April 2010;
14. Design and Access Statement received 11th December 2009;
15. Noise Impact Assessment received 11th December 2009;
16. Tree Impact Assessment received 11th December 2009;
17. Transport Statement received 6th April 2010;
18. Transport Form received 11th December 2009; and
19. The Notice of Decision.

**Reason:** To define the permission.

3. The development hereby permitted shall not exceed 404 sq m gross Class A1 retail floorspace as defined in the Schedule to the Town and Country Planning

## SCHEDULE D: Reports on Previously Deferred Decisions

(Use Classes) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**Reason:** To protect the vitality and viability of the City Centre and other defined centres, and to prevent adverse impact on the Council's proposals to achieve a new District Centre at Morton in accordance with Policy EC5 of the Carlisle District Local Plan 2001-2016.

4. The Class A1 retail floorspace hereby approved shall only be used for the purpose of a food store selling convenience goods, and not more than 10% of the net retail sales area shall be used for the sale of comparison goods.

**Reason:** To protect the vitality and viability of the City Centre and other defined centres, and to prevent adverse impact on the Council's proposals to achieve a new District Centre at Morton in accordance with Policy EC5 of the Carlisle District Local Plan 2001-2016.

5. The external walling of the building shall be construction in accordance with the details contained on the approved Proposed Elevation Material Studies plan received 13th January 2011 (Drawing No. (P)203-3 Revision K).

**Reason:** To ensure that acceptable materials are used to safeguard the setting of the Listed Building in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until full details of the planted green roof have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason:** To ensure that its appearance safeguards the setting of the Listed Building in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

7. All new stone walls shall be finished in natural stone, which shall match the existing stone walls in terms of their appearance and the way that the stone is laid.

**Reason:** To ensure a satisfactory external appearance for the completed development in accordance with Policies CP5, LE12 and LE13 of the Carlisle District Local Plan 2001-2016.

8. Details shall be submitted of the proposed hard surface finishes to all public and

## SCHEDULE D: Reports on Previously Deferred Decisions

private external areas within the proposed scheme and approved by the Local Planning Authority before any site works commence. The development shall be implemented in accordance with the approved scheme.

**Reason:** To ensure that materials to be used are acceptable and in compliance with the objectives of Policies CP5 and LE12 of the Carlisle District Local Plan 2001-2016.

9. The service yard gate and fencing that forms the north east boundary of the service yard shall be finished using Thermowood.

**Reason:** To complement the appearance of the building and to safeguard the setting of the Listed Building in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

10. Prior to development commencing, details of all perimeter fencing and other means of enclosure shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the store opening to trade.

**Reason:** To ensure that its appearance safeguards the setting of the Listed Building and the living conditions of neighbouring residents in accordance with Policies CP6 and LE12 of the Carlisle District Local Plan 2001-2016.

11. No development shall commence until full details of the materials to be used in the formation of the disabled access ramp have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policies LE12 and LE13 of the Carlisle District Local Plan 2001-2016.

12. Samples or full details of the railing to be erected shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

**Reason:** To ensure the works harmonise as closely as possible with the existing railings and to ensure compliance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

13. No development shall commence until full details of the fixed mechanical and refrigeration plant have been submitted to and approved, in writing, by the Local Planning Authority.

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

**Reason:** To prevent disturbance to nearby residential occupiers and in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

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

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

15. The proposed retail units hereby approved shall not be open for trading except between 0700 hours and 2300 hours on Mondays to Saturdays or between 0700 hours and 2200 hours on Sundays or statutory holidays.

**Reason:** To prevent disturbance to nearby residential occupiers and in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

16. No deliveries shall take place before 0700 hours and after 1800 hours on any day.

**Reason:** To prevent undue disturbance to neighbouring residential properties in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

17. The proposed service yard shall not be used except between 0700 hours and 2300 hours on Mondays to Saturdays or between 0700 hours and 2200 hours on Sundays or statutory holidays.

**Reason:** To prevent disturbance to nearby residential occupiers and in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

18. The sales floor air condensing units shall only be operational between 0700 hours and 2300 hours on Mondays to Saturdays or between 0700 hours and 2200 hours on Sundays or statutory holidays.

**Reason:** To prevent disturbance to nearby residential occupiers and in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

19. Any waste generated by the supermarket use hereby approved to be discarded as refuse shall be kept within the service yard of the premises and shall only be



## SCHEDULE D: Reports on Previously Deferred Decisions

placed outside the curtilage on such days as trade refuse collection will occur.

**Reason:** To safeguard the living conditions of neighbouring residential properties in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

20. Outside of store opening hours, the ATM hereby permitted shall remain shuttered off from public use.

**Reason:** In order to prevent crime, antisocial behaviour and to safeguard the living conditions of neighbouring residential properties in accordance with Policies CP6 and EC7 of the Carlisle District Local Plan 2001-2016.

21. No development shall commence until a detailed scheme for the external lighting of all proposed building, parking and servicing areas has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In order to prevent crime, antisocial behaviour and to safeguard the living conditions of neighbouring residential properties and the setting of the Listed Building in accordance with Policies CP5, CP6, CP17 and LE12 of the Carlisle District Local Plan 2001-2016.

22. Prior to development commencing, details of the specification, location and direction of vision of any CCTV to be erected on site shall be submitted to and agreed, in writing, by the Local Planning Authority. The agreed details shall be implemented in full prior to the store opening to trade.

**Reason:** In order to prevent crime, antisocial behaviour and to safeguard the living conditions of neighbouring residential properties and the setting of the Listed Building in accordance with Policies CP5, CP6, CP17 and LE12 of the Carlisle District Local Plan 2001-2016.

23. Prior to development commencing full details of the specification and hours of operation of the telescopic bollards that are proposed to secure the store car park shall be submitted to and agreed, in writing, by the Local Planning Authority. The agreed details shall be implemented in full prior to the store opening to trade and the bollards shall be utilised in accordance with the approved scheme.

**Reason:** In order to prevent crime, antisocial behaviour and to safeguard the living conditions of neighbouring residential properties and the setting of the Listed Building in accordance with Policies CP5,

## SCHEDULE D: Reports on Previously Deferred Decisions

CP6, CP17 and LE12 of the Carlisle District Local Plan 2001-2016.

24. No development shall take place until a detailed landscaping scheme, including identification of those trees/shrubs to be retained, has been submitted to and approved, in writing, by the Local Planning Authority. 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 plan should identify the crown spread of the trees to be retained, including the crown spread of any trees that overhang the boundary, and those trees shall be protected by a suitable barrier in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority. Any trees or other plants, which die or are removed within the first five years following the implementation of the landscaping scheme, shall be replaced during the next planting season.

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

25. 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/hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

26. The disabled access ramp hereby approved must incorporate a no dig construction in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** In order to ensure that adequate protection is afforded to the root system of the adjacent Lime tree in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

27. No development shall commence until constructional details of the proposed Highways works to the footway, access and left turn lane from Orton Road as well as tie in details for the footway link to Wigton Road, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be occupied/use commenced until all works to the public highway have been carried out under Section 278 of the Highways Act 1980, and all the above highway works on private land have been undertaken and adopted by the Local Authority under Section 38 of the Highways Act 1980.

## SCHEDULE D: Reports on Previously Deferred Decisions

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

28. The car park shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

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

29. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval, in writing, prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

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

30. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

**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.

31. The use shall not be commenced until the access, parking and servicing requirements have been constructed in accordance with the approved plan. Any such access, parking and servicing 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. Servicing to the site for deliveries shall not occur directly from Orton Road.

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

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SCHEDULE E

SCHEDULE E

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

<b>Appn Ref No:</b> 11/0131	<b>Applicant:</b> Ashlea Veterinary Centre Ltd	<b>Parish:</b> Carlisle
<b>Date of Receipt:</b> 01/03/2011	<b>Agent:</b>	<b>Ward:</b> Castle
<b>Location:</b> 2 Port Road, Carlisle, Cumbria, CA2 7AJ		<b>Grid Reference:</b> 339077 555908
<b>Proposal:</b> Display Of 1no. Directional Fascia Sign		
<b>Amendment:</b>		

**Decision:** Refuse Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

<b>Appn Ref No:</b> 11/0137	<b>Applicant:</b> Robert Tweddle (TM & HC Ltd)	<b>Parish:</b> Arthuret
<b>Date of Receipt:</b> 12/07/2011	<b>Agent:</b>	<b>Ward:</b> Longtown & Rockcliffe
<b>Location:</b> Unit 29 Brampton Road, Longtown, Cumbria, CA6 5TR		<b>Grid Reference:</b> 340125 567280
<b>Proposal:</b> Discharge Of Conditions 3 (Drainage) And 4 (Tree Protection) Relating To Planning Reference 10/0530		
<b>Amendment:</b>		

**Decision:** Partial Discharge of Conditions  
05/09/2011

**Date:**

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Between 06/08/2011 and 16/09/2011

<b>Appn Ref No:</b> 11/0148	<b>Applicant:</b> Hire Station Ltd	<b>Parish:</b> Carlisle
<b>Date of Receipt:</b>	<b>Agent:</b>	<b>Ward:</b>

## SCHEDULE E: Decisions Issued Under Delegated Powers

29/06/2011

Botcherby

**Location:**

14 Montgomery Way, Rosehill Ind Estate, Carlisle,  
CA1 2RW

**Grid Reference:**

342845 555624

**Proposal:** Change Of Use From Manufacture Of Conveyors With Ancillary Storage  
And Offices To Tool Hire And Sales Depot (Retrospective Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0217

**Applicant:**

JLT Plant Hire

**Parish:**

Wetheral

**Date of Receipt:**

24/06/2011

**Agent:**

**Ward:**

Great Corby & Geltsdale

**Location:**

21 Broadwath, Heads Nook, Brampton, Cumbria  
CA8 9EJ

**Grid Reference:**

348799 554681

**Proposal:** Variation Of Condition 3 Of 03/1210 To Allow Parking For 6 HGV's  
Instead Of 3

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0271

**Applicant:**

Carlisle City Council

**Parish:**

Carlisle

**Date of Receipt:**

08/07/2011

**Agent:**

**Ward:**

Harraby

**Location:**

Former Hewden Hire Centre, Eastern Way,  
Harraby, Carlisle, CA1 3NU

**Grid Reference:**

342197 554787

**Proposal:** Erection Of 2.4m High Fence Along The Site Boundary (Retrospective

## SCHEDULE E: Decisions Issued Under Delegated Powers

Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0301

**Applicant:**  
Mr Gorst

**Parish:**  
Wetheral

**Date of Receipt:**  
15/04/2011

**Agent:**  
Carleton Border Services  
Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Low Wood, Warwick Bridge, Carlisle, CA4 8RF

**Grid Reference:**  
347434 555437

**Proposal:** Erection Of A Small Wind Turbine (11kW), 18.3m Hub Height, 24.8m To Tip To The South East Of The Property On A Reinforced Concrete Base Surrounded By A Security Fence (Revised Application)

**Amendment:**

**Decision:** Refuse Permission

**Date:** 17/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0307

**Applicant:**  
Messrs A & E Hutchinson

**Parish:**  
Hayton

**Date of Receipt:**  
18/04/2011

**Agent:**  
CTM Groundworks

**Ward:**  
Hayton

**Location:**  
Hill Farm, Castle Carrock, Brampton CA8 9NQ

**Grid Reference:**  
353486 556429

**Proposal:** Excavation And Formation of Slurry Lagoon

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0336

**Applicant:**  
Mr Peter Musgrove

**Parish:**  
Dalston

**Date of Receipt:**  
03/05/2011

**Agent:**  
DMS Designs

**Ward:**  
Dalston

**Location:**  
36 New Road, Dalston, Carlisle CA5 7LA

**Grid Reference:**  
337736 552043

**Proposal:** Change Of Use From Existing Personal Kennel Block To Commercial Boarding Kennels

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0384

**Applicant:**  
Lovell Partnership Ltd

**Parish:**

**Date of Receipt:**  
18/07/2011

**Agent:**  
Ainsley Gommon  
Architects

**Ward:**  
Belle Vue

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

**Grid Reference:**  
338136 555798

**Proposal:** Erection Of 4 No. Lovell Flag Poles And 1No. Externally Illuminated Lovell Sales Signage 'V'-Board

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0419

**Applicant:**  
Mr Johnson

**Parish:**  
Nicholforest

**Date of Receipt:**  
18/07/2011

**Agent:**  
S.A.Rogerson

**Ward:**  
Lyne



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**  
Chapel Hill, Penton, Carlisle, CA6 5QP

**Grid Reference:**  
346320 576989

**Proposal:** Erection Of 22No. Free Standing Solar Photovoltaic Panels

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0425

**Applicant:**  
Mr Chris Eden

**Parish:**

**Date of Receipt:**  
24/06/2011

**Agent:**  
Mr C Reid

**Ward:**  
Harraby

**Location:**  
430 London Road, Carlisle, CA1 3EP

**Grid Reference:**  
342265 553526

**Proposal:** Extend The Garage In The Garden To Its Original Footprint Also Lift The Roof Up And Make A Room Out Of The Garage All Fully Insulated

**Amendment:**

**Decision:** Grant Permission

**Date:** 11/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0447

**Applicant:**  
Mr Brian Gibson

**Parish:**

**Date of Receipt:**  
07/06/2011

**Agent:**

**Ward:**  
Morton

**Location:**  
36 Hallin Crescent, Morton Park, Carlisle, Cumbria

**Grid Reference:**  
338447 554364

**Proposal:** Construction Of Single Storey Private Garage

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0454

**Applicant:**  
Carlisle Window Systems

**Parish:**  
Carlisle

**Date of Receipt:**  
05/07/2011

**Agent:**

**Ward:**  
Harraby

**Location:**  
Carlisle Window Systems, Unit 19 Durranhill  
Industrial Estate, Stephenson Road, Carlisle, CA1  
3NU

**Grid Reference:**  
342125 554730

**Proposal:** Display Of 1No. Externally Illuminated Fascia Sign (Retrospective)

**Amendment:**

1. Revised Elevations Deleting 2no. Smaller Fascia Signs

**Decision:** Grant Permission

**Date:** 24/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0460

**Applicant:**  
Mr Stobart

**Parish:**  
Dalston

**Date of Receipt:**  
22/06/2011

**Agent:**  
Gray Associates Limited

**Ward:**  
Dalston

**Location:**  
3 Quarry Field, Stockdalewath, Dalston, Carlisle,  
CA5 7DP

**Grid Reference:**  
338809 554934

**Proposal:** Demolition Of Existing Garage And Shed, Erection Of Replacement Detached Garage And Shed. Single Storey Side Extensions To Provide Extended Utility Room And Kitchen/Dining Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 10/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

11/0468                      Mr Swainson                      Burgh-by-Sands

**Date of Receipt:**                      **Agent:**                      **Ward:**  
11/07/2011                      Gray Associates Limited                      Burgh

**Location:**                      **Grid Reference:**  
Moor Park Farm, Thurstonfield, CA5 6HB                      332328 556755

**Proposal:** Erection Of Steel Framed Farm Shed

**Amendment:**

1. Revised Drawings Detailing Red Clay Facing Brickwork And Sandstone Plinths In Place Of Concrete Panels

**Decision:** Grant Permission

**Date:** 16/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
11/0470                      Mr Stuart Coulthard                      Wetheral

**Date of Receipt:**                      **Agent:**                      **Ward:**  
17/06/2011                      Clagan Ltd                      Wetheral

**Location:**                      **Grid Reference:**  
Croftfield Residential Care Home, Cotehill, Carlisle,                      347010 549720  
Cumbria, CA4 9TB

**Proposal:** Change Of Use Of Agricultural Land To Provide Extended Curtilage To Serve The Nursing Home Together With The Provision Of A Temporary Car Park (part Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
11/0496                      Mrs Blaylock                      Arthuret

**Date of Receipt:**                      **Agent:**                      **Ward:**  
24/06/2011                      Rodney Jeremiah                      Longtown & Rockcliffe

## **SCHEDULE E: Decisions Issued Under Delegated Powers**

**Location:**

Birch Grove, Hallburn Farm, Longtown, Carlisle,  
CA6 5TW

**Grid Reference:**

341548 568509

**Proposal:** Erection Of Double Garage And Storeroom

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0497

**Applicant:**

Mr Long

**Parish:**

Cummersdale

**Date of Receipt:**

21/06/2011

**Agent:**

Brian Child

**Ward:**

Dalston

**Location:**

5 The Crescent, Cummersdale, Carlisle, CA2 6BB

**Grid Reference:**

338898 553220

**Proposal:** Erection Of Two Storey Side Extension To Provide Kitchen/Dining Room  
On Ground Floor With En-Suite Bedroom Above Together With Attached  
Garage And Porch To Front Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 11/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0498

**Applicant:**

Marston's Inns and  
Taverns / Wildgoose  
Construction

**Parish:**

Kingmoor

**Date of Receipt:**

15/06/2011

**Agent:**

Peacock and Smith

**Ward:**

Stanwix Rural

**Location:**

Land located within Kingmoor Park East/Brunthill,  
Kingmoor Park, Carlisle

**Grid Reference:**

338326 559460

**Proposal:** Display Of Externally Illuminated Direction Sign

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 10/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0499

**Applicant:**  
Mr M Richardson

**Parish:**  
Carlisle

**Date of Receipt:**  
13/06/2011

**Agent:**

**Ward:**  
Currock

**Location:**  
73 Blackwell Road, Carlisle, CA2 4AJ

**Grid Reference:**  
340584 554582

**Proposal:** Change Of Use Of First Floor Two Bedroom Flat To 2No. One Bedroom Flats

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0503

**Applicant:**  
Lloyds TSB Plc (Bristol)

**Parish:**  
Carlisle

**Date of Receipt:**  
14/06/2011 08:00:19

**Agent:**  
Styles and Wood

**Ward:**  
Castle

**Location:**  
Lloyds TSB Bank plc, Lowther Street, Carlisle, CA3 8DB

**Grid Reference:**  
340274 555773

**Proposal:** Internal Installation Of Green Illuminated Light Strips To The Heads Of Windows (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0508

**Applicant:**  
SXL Catering

**Parish:**

**Date of Receipt:**  
14/06/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
1-3 Abbey Street, Carlisle, Cumbria, CA3 8TX

**Grid Reference:**  
339686 556053

**Proposal:** Installation Of Extraction Flue (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0509

**Applicant:**  
McKnight & Son Builders

**Parish:**  
Carlisle

**Date of Receipt:**  
15/06/2011

**Agent:**  
HTGL Architects

**Ward:**  
Denton Holme

**Location:**  
Former Smith & Co. Ltd, 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.

**Amendment:**

1. Revisions To Internal Layout To Show Connection Between The Existing Layout And The Proposed Office. Revised Description Omitting Reference To Separately Occupied Office Accommodation

**Decision:** Grant Permission

**Date:** 10/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0510

**Applicant:**  
Simtor Limited

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
15/06/2011

**Agent:**  
Taylor & Hardy

**Ward:**  
Castle

**Location:**  
21 Castle Street Carlisle CA3 8SY

**Grid Reference:**  
339886 556048

**Proposal:** Works to Boundary Wall (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 10/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0516

**Applicant:**  
Asda

**Parish:**  
Carlisle

**Date of Receipt:**  
22/06/2011

**Agent:**  
WCEC Architects

**Ward:**  
Currock

**Location:**  
Netto Foodstore, St Nicholas Gate, London Road,  
Carlisle, CA1 2EA

**Grid Reference:**  
340851 555014

**Proposal:** Display Of Illuminated And Non Illuminated Signage For Rebranding Of  
Supermarket

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0517

**Applicant:**  
Chris Reid Plumbing and  
Heating

**Parish:**  
Carlisle

**Date of Receipt:**  
28/06/2011

**Agent:**

**Ward:**  
Belah

**Location:**  
99 Bracken Ridge, Carlisle, CA3 9TB

**Grid Reference:**  
339605 557920

**Proposal:** Erection Of First Floor Extension To Provide En-Suite Bedroom

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 11/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0518

**Applicant:**  
Mr M Cole

**Parish:**

**Date of Receipt:**  
14/07/2011

**Agent:**  
Abacus Building Design

**Ward:**  
Castle

**Location:**  
The Anchorage, 20 St Cuthberts Lane, Carlisle,  
CA3 8AG

**Grid Reference:**  
340007 555870

**Proposal:** Change Of Use From Restaurant (A3) To Cafe/Bar (A4)

### Amendment:

**Decision:** Grant Permission

**Date:** 08/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0519

**Applicant:**  
W Bimson & Sons Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
11/07/2011

**Agent:**  
Planning Branch Ltd

**Ward:**  
Harraby

**Location:**  
Site adjacent 4b, Brunel Way, Harraby, CA1 3NQ

**Grid Reference:**  
341619 554681

**Proposal:** Retention Of Pallisade Fence, Retaining Wall, Steps Between Site 4b  
And Application Site; Erection Of 2.4 Metre High Timber Fence (Part  
Retrospective Relating To Previously Approved Application 07/0949)

### Amendment:

**Decision:** Grant Permission

**Date:** 24/08/2011

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Between 06/08/2011 and 16/09/2011



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0520

**Applicant:**  
Asda

**Parish:**  
Carlisle

**Date of Receipt:**  
20/06/2011

**Agent:**  
WCEC Architects

**Ward:**  
Currock

**Location:**  
Netto Foodstore, Unit 3 St Nicholas Gate, London  
Road, Carlisle, CA1 2EA

**Grid Reference:**  
340851 555014

**Proposal:** Installation Of ATM; New Plant Enclosure And Refrigeration Plant

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0522

**Applicant:**  
Mr R McConnell

**Parish:**

**Date of Receipt:**  
21/06/2011

**Agent:**

**Ward:**  
Currock

**Location:**  
Unit No.10 Currock Road Trade Centre, Currock  
Road, Carlisle, CA2 5AD

**Grid Reference:**  
340207 555143

**Proposal:** Proposed New Industrial Unit

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0525

**Applicant:**  
Malcolm Wright Limited

**Parish:**  
Wetheral

**Date of Receipt:**  
22/06/2011

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

**Ward:**  
Wetheral

**Location:**  
Land adjacent to The Beeches, Plains Road,

**Grid Reference:**  
346211 555385

## SCHEDULE E: Decisions Issued Under Delegated Powers

Wetheral, CA4 8LE

**Proposal:** Erection Of Detached Dwelling

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0526

**Applicant:**  
Mr Storey

**Parish:**  
Kingmoor

**Date of Receipt:**  
21/06/2011 13:00:42

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

**Location:**  
Bankend Farm, Rockcliffe, Carlisle, CA6 4AJ

**Grid Reference:**  
336681 560482

**Proposal:** Proposed Agricultural Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0528

**Applicant:**  
Mrs Hamilton

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
30/06/2011

**Agent:**  
Planning Branch Ltd

**Ward:**  
Dalston

**Location:**  
Land Adjacent 445 Durdar Road, Carlisle, Cumbria,  
CA2 4TT

**Grid Reference:**  
340520 551469

**Proposal:** Erection Of 1 No. Single Storey Detached Dwelling

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0530

**Applicant:**

Mr Ackerley

**Parish:**

Brampton

**Date of Receipt:**

22/06/2011 16:00:38

**Agent:**

Ashton Design

**Ward:**

Brampton

**Location:**

Milton Mains Farm, Milton, CA8 1JD

**Grid Reference:**

355644 560497

**Proposal:** Conversion Of Barns To Form 4no. Holiday Units;1 no. New Build Holiday Unit Together With Erection Of Single Storey Unit To Hot Tub, Sauna And Service Area; Demolition Of Associated Workshop And Storage Area (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0534

**Applicant:**

Carlisle Estates

**Parish:**

**Date of Receipt:**

24/06/2011 16:00:28

**Agent:**

Black Box Architects  
Limited

**Ward:**

Castle

**Location:**

26 Castle Street, Carlisle, CA3 8TP

**Grid Reference:**

339818 556047

**Proposal:** Change Of Use From Commercial To Single Private Dwelling

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0535

**Applicant:**

Carlisle Estates

**Parish:**

**Date of Receipt:**

24/06/2011 16:00:28

**Agent:**

Black Box Architects

**Ward:**

Castle

## SCHEDULE E: Decisions Issued Under Delegated Powers

Limited

**Location:**  
26 Castle Street, Carlisle, CA3 8TP

**Grid Reference:**  
339818 556047

**Proposal:** Change Of Use From Commercial To Single Private Dwelling (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0537

**Applicant:**  
Colin Hebson

**Parish:**  
Wetheral

**Date of Receipt:**  
27/06/2011

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Wetheral

**Location:**  
Chapel Farm, Cotehill, Carlisle, CA4 0DZ

**Grid Reference:**  
346851 550370

**Proposal:** Proposed Extension To Existing Agricultural Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0539

**Applicant:**  
Helen Blake

**Parish:**  
Kingmoor

**Date of Receipt:**  
07/07/2011

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
The Hollies, Cargo, Carlisle, CA6 4AW

**Grid Reference:**  
336538 559149

**Proposal:** Discharge Of Conditions 3 (Proposed Pedestrian Access), 4 (Material Samples), 5 (Details Of Mortar) And 6 (Details Of New Windows And Doors) Of Previously Approved Permission 06/0942

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 23/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0541

**Applicant:**  
Mr Mark Patton

**Parish:**

**Date of Receipt:**  
28/06/2011

**Agent:**

**Ward:**  
Denton Holme

**Location:**  
140 Richardson Street, Carlisle, CA2 6AL

**Grid Reference:**  
339367 554485

**Proposal:** Erection Of Detached Garage  
**Amendment:**

**Decision:** Grant Permission

**Date:** 08/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0542

**Applicant:**  
Mr Carter

**Parish:**  
Arthuret

**Date of Receipt:**  
12/07/2011

**Agent:**  
SPACE Designed  
Solutions Ltd

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Land to the north of Purdom's Crook, Sandysike,  
Longtown, CA6 5ST

**Grid Reference:**  
339287 565698

**Proposal:** Erection Of Agricultural Workers Dwelling  
**Amendment:**

**Decision:** Refuse Permission

**Date:** 06/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0545

**Applicant:**  
Magnus Homes Limited

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
29/06/2011

**Agent:**  
Jock Gordon

**Ward:**  
Belah

**Location:**  
4 Wordsworth Court, Etterby Road, Carlisle,  
Cumbria, CA3 9DA

**Grid Reference:**  
339045 557241

**Proposal:** Erection Of 1No. Detached Bungalow (Retrospective/Revised House Type)

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0548

**Applicant:**  
TG & K Fisher Ltd

**Parish:**  
Irthington

**Date of Receipt:**  
06/07/2011

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

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

**Grid Reference:**  
348804 564942

**Proposal:** Proposed Roof Over Existing Silage Pit

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0550

**Applicant:**  
HSBC Corporate Real Estate

**Parish:**  
Carlisle

**Date of Receipt:**  
05/07/2011

**Agent:**  
Axis Architecture

**Ward:**  
Castle

**Location:**  
29 English Sreet, Carlisle, CA3 8JW

**Grid Reference:**  
PP-01538652

**Proposal:** Display Of 2no. Internally Illuminated Fascia Signs; 1no. Internally Illuminated Hanging Sign And 2no. Non-Illuminated Information Signs

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 25/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0551

**Applicant:**  
Postlethwaite Construction Arthuret  
Ltd.

**Parish:**

**Date of Receipt:**  
30/06/2011

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Greenalls Garage, Bank Street, Longtown CA6 5PS

**Grid Reference:**  
337849 568742

**Proposal:** Discharge Of Conditions 2 (Materials Samples); 3 (Archaeological Evaluation) And 6 (Landscaping Details) Of Previously Approved Permission 08/1138

### Amendment:

**Decision:** Grant Permission

**Date:** 18/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0552

**Applicant:**  
Mr Mitchinson

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
30/06/2011 13:00:15

**Agent:**  
John Lyon Associates Ltd

**Ward:**  
Burgh

**Location:**  
Croft House, Boustead Hill, Burgh by Sands,  
Carlisle, CA5 6AA

**Grid Reference:**  
329296 559067

**Proposal:** Conversion Of Outbuildings To Form 4no. Holiday Units

### Amendment:

**Decision:** Grant Permission

**Date:** 23/08/2011

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:** 11/0553      **Applicant:** Mr Mitchinson      **Parish:** Burgh-by-Sands

**Date of Receipt:** 30/06/2011 13:00:15      **Agent:** John Lyon Associates Ltd      **Ward:** Burgh

**Location:** Croft House, Boustead Hill, Burgh by Sands, Carlisle, CA5 6AA      **Grid Reference:** 329296 559067

**Proposal:** Conversion Of Outbuildings To Form 4no. Holiday Units (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:** 11/0555      **Applicant:** Peugeot Motor Company Plc      **Parish:** Carlisle

**Date of Receipt:** 11/07/2011      **Agent:** Blaze Maintenance      **Ward:** Belah

**Location:** David Hayton - Peugeot, Site 18 Gearshill Road, Carlisle, CA3 OEW      **Grid Reference:** 339399 559268

**Proposal:** Display Of 1No. Internally Illuminated Lion Emblem To Front Elevation; 5No. Internally Illuminated Fascia Signs; 1No. Non Illuminated Portique and 1No. Externally Illuminated Freestanding Totem Sign With 2No. Uplighters

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:** 11/0556      **Applicant:** Mr Treasurer      **Parish:** Carlisle



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
06/07/2011

**Agent:**

**Ward:**  
Botcherby

**Location:**  
89 Walkmill Crescent, Carlisle, CA1 2WF

**Grid Reference:**  
341819 555719

**Proposal:** Replace Existing Conservatory With Single Storey Rear Extension  
**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0557

**Applicant:**  
David Lawson

**Parish:**  
Irthington

**Date of Receipt:**  
01/07/2011

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
Greensyke, Laversdale Lane, Laversdale,  
Irthington, Carlisle, CA6 4PH

**Grid Reference:**  
347794 563176

**Proposal:** Demolition Of Existing Garage/Store And Erection Of Replacement  
Building (Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0558

**Applicant:**  
Crutes Mounseys

**Parish:**  
Carlisle

**Date of Receipt:**  
14/07/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
Crutes Mounseys, 13 Castle Street, Carlisle, CA3  
8SY

**Grid Reference:**  
339842 556077

**Proposal:** Display Of 1no. Hanging Sign And Vinyl Window Stickers (LBC)  
**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 07/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0559

**Applicant:**  
Mr Watson

**Parish:**  
Farlam

**Date of Receipt:**  
06/07/2011

**Agent:**  
H&H Bowe Ltd.

**Ward:**  
Irthing

**Location:**  
Low Lonning Farm, Hallbankgate, CA8 2NE

**Grid Reference:**  
356811 560434

**Proposal:** Erection Of 1no. 11kw Wind Turbine With A Hub Height Of 18.3m  
(Height To Tip 24.8m) And All Associated Works For Use On Farm

**Amendment:**

**Decision:** Refuse Permission

**Date:** 31/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0560

**Applicant:**  
Arcadia Group Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
04/07/2011 08:00:31

**Agent:**  
Markwick Architects

**Ward:**  
Castle

**Location:**  
18-24 English Street, Carlisle, Cumbria

**Grid Reference:**  
340054 555902

**Proposal:** Installation Of New Shopfront Including Removal Of Existing Canopy

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0561

**Applicant:**  
Arcadia Group Ltd

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
04/07/2011 08:00:31

**Agent:**  
Markwick Architects

**Ward:**  
Castle

**Location:**  
18-24 English Street, Carlisle, Cumbria

**Grid Reference:**  
340054 555902

**Proposal:** Display Of 3no. Internally Illuminated Fascia Signs

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0564

**Applicant:**  
Jock Gordon

**Parish:**

**Date of Receipt:**  
11/07/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
Willow Garage, Rigg Street, Carlisle, CA2 5TN

**Grid Reference:**  
339434 555800

**Proposal:** Change Of Use To Hot Food Takeaway With First Floor Flat Above And Erection Of Flue Outlet To Southern Roof Slope

**Amendment:**

**Decision:** Refuse Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0565

**Applicant:**  
Mr John Proudfoot

**Parish:**  
Carlisle

**Date of Receipt:**  
05/07/2011

**Agent:**  
Carlisle Window Systems

**Ward:**  
Stanwix Urban

**Location:**  
10 Longlands Road, Carlisle, CA3 9AD

**Grid Reference:**  
340725 557231

**Proposal:** Replace Existing Timber Windows To Front Of Property With PVC

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 25/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0566

**Applicant:**  
Mr C Roberts

**Parish:**  
Brampton

**Date of Receipt:**  
05/07/2011

**Agent:**

**Ward:**  
Brampton

**Location:**  
Archways, Station Road, Brampton, CA8 1EX

**Grid Reference:**  
353929 561077

**Proposal:** Renewal Of Unexpired Permission Of Appn Ref: 08/0762 For The  
Erection Of Detached Dwelling To Garden

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0567

**Applicant:**  
Mr M Enwright

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
20/07/2011

**Agent:**

**Ward:**  
Burgh

**Location:**  
Hamilton House, West End, Burgh-By-Sands,  
Carlisle, CA5 6AQ

**Grid Reference:**  
331805 558958

**Proposal:** Conversion Of Ground Floor Living Area Into Village Shop/Cafe  
Together With Outdoor Seating On Patio

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

11/0568 Mr C Simpson Carlisle

**Date of Receipt:** 05/07/2011  
**Agent:** S Buttler Chartered Architects  
**Ward:** Castle

**Location:** The Old Fire Engine House, West Walls (adj.Heads Lane), Carlisle CA3 8UH  
**Grid Reference:** 339977 555773

**Proposal:** Change Of Use From Storage To Cafe/Newsagent; Alterations To Provide New Shopfront

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:** 11/0569  
**Applicant:** Mr Robson  
**Parish:** Carlisle

**Date of Receipt:** 18/07/2011  
**Agent:**  
**Ward:** Castle

**Location:** Crutes Mounseys, 13 Castle Street, Carlisle, CA3 8SY  
**Grid Reference:** 339842 556077

**Proposal:** Display Of 1no. Hanging Sign And Vinyl Window Stickers

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:** 11/0570  
**Applicant:** Ms A Gent  
**Parish:** Carlisle

**Date of Receipt:** 06/07/2011  
**Agent:** Jock Gordon  
**Ward:** Morton

**Location:** 10 Buttermere Close, Derwent Gardens, Carlisle,  
**Grid Reference:** 338835 555365

## SCHEDULE E: Decisions Issued Under Delegated Powers

CA2 5QH

**Proposal:** Single Storey Rear Extension To Provide Conservatory

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0571

**Applicant:**  
Mr T Armstrong

**Parish:**  
Brampton

**Date of Receipt:**  
22/07/2011

**Agent:**

**Ward:**  
Brampton

**Location:**  
6 Dacre Road, Brampton, CA8 1BJ

**Grid Reference:**  
352770 561533

**Proposal:** Erection Of Two Storey Side Extension To Provide Garage And Utility  
On Ground Floor With En-Suite Bedroom Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0574

**Applicant:**  
Townfoot Garage

**Parish:**  
Arthuret

**Date of Receipt:**  
07/07/2011 16:00:26

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Telephone Exchange, Esk Bank, Longtown, CA6  
5PT

**Grid Reference:**  
337772 568573

**Proposal:** Change Of Use Of From Telephone Exchange To 1No. Dwelling;  
Addition Of Dormer Window In Roof And Internal Alterations

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 22/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0575

**Applicant:**  
Mr Sowerby

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
13/07/2011

**Agent:**  
Brian Child

**Ward:**  
Burgh

**Location:**  
The Royal Oak Inn, Moorhouse, Carlisle, CA5 6EZ

**Grid Reference:**  
333199 556826

**Proposal:** Two Storey Rear Extension To Provide New Toilet Facilities On Ground Floor With Additional Living Accommodation Above; Internal Alterations And Installation Of Ramped Access To New Rear Entrance

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0577

**Applicant:**  
Competition Line UK Ltd

**Parish:**

**Date of Receipt:**  
18/07/2011

**Agent:**  
John Taylor Architects Ltd

**Ward:**

**Location:**  
Former Textile Mill Warehouse, Currock Road  
Retail Park, Currock Road, Carlisle, CA2 4AS

**Grid Reference:**  
340436 554793

**Proposal:** Discharge Of Condition 5 (Travel Plans) Of Previously Approved Permission 10/1088

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0578

**Applicant:**  
Mr A & Mrs K Baines

**Parish:**  
Brampton

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
11/07/2011

**Agent:**  
HTGL Architects Ltd

**Ward:**  
Brampton

**Location:**  
High Trees, Paving Brow, Brampton, Cumbria, CA8  
1QS

**Grid Reference:**  
353233 560392

**Proposal:** Raising Of The Roof To Provide 2no. Bedrooms And Bathroom At First Floor

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0579

**Applicant:**  
Dobbies Garden Centres  
PLC

**Parish:**  
Dalston

**Date of Receipt:**  
14/07/2011

**Agent:**  
Manson Architects

**Ward:**  
Dalston

**Location:**  
Dobbies Garden Centre, Westwood Nurseries,  
Orton Grange, Carlisle, CA5 6LB

**Grid Reference:**  
335540 551689

**Proposal:** Display Of Internally Illuminated Fascia Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0580

**Applicant:**  
Carlisle Window Systems  
Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
26/07/2011

**Agent:**

**Ward:**  
Harraby

**Location:**  
Carlisle Window Systems Limited, Stephenson

**Grid Reference:**  
342125 554730



## SCHEDULE E: Decisions Issued Under Delegated Powers

Road, Durranhill Ind. Estate, Carlisle, CA1 3NU

**Proposal:** Change Of Use Of Part Of Premises From Hire Centre To Window Showroom With Sales Centre

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0581

**Applicant:**  
Mr Armstrong

**Parish:**  
Carlisle

**Date of Receipt:**  
22/07/2011

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Morton

**Location:**  
112 Winscale Way, Carlisle, CA2 6HT

**Grid Reference:**  
338452 554093

**Proposal:** Proposed Two Storey Rear Extension To Form Additional Bedroom And Kitchen/Dining Extension

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0582

**Applicant:**  
W.Bimson & Sons Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
18/07/2011

**Agent:**  
Planning Branch Ltd

**Ward:**  
Harraby

**Location:**  
Land Adjacent 4b Brunel Way, Durranhill Industrial Estate, CA1 3NQ

**Grid Reference:**  
341619 554681

**Proposal:** Change Of Land To Vehicle Storage Associated With B1, B2 And B8 Uses

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 12/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0583

**Applicant:**  
Tesco Stores Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
20/07/2011

**Agent:**  
Barr Ltd

**Ward:**  
Wetheral

**Location:**  
Tesco Store, Warwick Road, Carlisle, Cumbria, CA1  
2SB

**Grid Reference:**  
342760 556157

**Proposal:** Display Of Illuminated And Non Illuminated Signage To The External Car  
Park And Building Envelope

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0585

**Applicant:**  
HSBC Corporate Real  
Estate

**Parish:**  
Carlisle

**Date of Receipt:**  
14/07/2011 08:01:03

**Agent:**  
Axis Architecture

**Ward:**  
Castle

**Location:**  
29 English Street, Carlisle, CA3 8JW

**Grid Reference:**  
340131 555854

**Proposal:** Minor Internal Alterations; Routine Maintenance To External Fabric Of  
Building And Installation Of New Air Conditioning System With  
Replacement Of External Plant

**Amendment:**

**Decision:** Grant Permission

**Date:** 25/08/2011

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Between 06/08/2011 and 16/09/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0587

**Applicant:**  
Mrs M Ahmed

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
14/07/2011

**Agent:**  
Jock Gordon

**Ward:**  
Stanwix Rural

**Location:**  
54 Jackson Road, Houghton, Carlisle, CA3 0NX

**Grid Reference:**  
340913 559280

**Proposal:** Erection Of Front Entrance Porch

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0588

**Applicant:**  
The Wedding Warehouse

**Parish:**  
Carlisle

**Date of Receipt:**  
19/07/2011

**Agent:**  
Gray Associates Limited

**Ward:**  
Castle

**Location:**  
1 Victoria Place, Carlisle, CA1 1EJ

**Grid Reference:**  
340263 555978

**Proposal:** Formation Of Internal Doorway And Accessible WC (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0589

**Applicant:**  
HSBC Corporate Real Estate

**Parish:**  
Carlisle

**Date of Receipt:**  
14/07/2011 13:01:19

**Agent:**  
Axis Architecture

**Ward:**  
Castle

**Location:**  
29 English Street, Carlisle, CA3 8JW

**Grid Reference:**  
340131 555854

**Proposal:** Display Of 2no. Internally Illuminated Fascia Signs; 1no. Internally

## SCHEDULE E: Decisions Issued Under Delegated Powers

Illuminated Hanging Sign And 2no. Non-Illuminated Information Signs Together With Minor Internal Alterations; Routine Maintenance To Extenal Fabric Of Building And Installation Of New Air Conditioning System With Replacement Of External Plant (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 25/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0593

**Applicant:**  
TG & K Fisher Ltd

**Parish:**  
Irthington

**Date of Receipt:**  
19/07/2011

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

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

**Grid Reference:**  
348853 564982

**Proposal:** Proposed Crop Store

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0594

**Applicant:**  
Mr Wilson

**Parish:**

**Date of Receipt:**  
18/07/2011

**Agent:**  
CONCEPT

**Ward:**  
Morton

**Location:**  
15 Dunmail Drive, Carlisle, CA2 6DE

**Grid Reference:**  
338900 554872

**Proposal:** Erection Of Two Storey Rear Extension To Provide Family Room On Ground Floor With Extended En-Suite Bedroom Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/09/2011

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0600

**Applicant:**  
Mr K Uddin

**Parish:**  
Arthuret

**Date of Receipt:**  
18/07/2011

**Agent:**  
Jock Gordon

**Ward:**  
Longtown & Rockcliffe

**Location:**  
5 Swan Street, Longtown, Carlisle, CA6 5UY

**Grid Reference:**  
337963 568699

**Proposal:** Change Of Use To Hot Food Takeaway & Erection Of External Flue Pipe  
To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0603

**Applicant:**  
Mr W Reed

**Parish:**  
Orton

**Date of Receipt:**  
22/07/2011

**Agent:**

**Ward:**  
Burgh

**Location:**  
Croft House Farm, Great Orton, Carlisle, Cumbria,  
CA5 6NA

**Grid Reference:**  
332699 553996

**Proposal:** Proposed Concrete Slurry Store

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0607

**Applicant:**  
Mr Stuart Wright

**Parish:**  
Carlisle

**Date of Receipt:**  
18/07/2011

**Agent:**

**Ward:**  
Currock

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

104A Beaumont Road, Carlisle, Cumbria, CA3 4RL

**Grid Reference:**

340093 553581

**Proposal:** Two Storey Side Extension To Provide Enlarged Ground Floor Garage And Kitchen With 1No. Bedroom And Bathroom Above (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0608

**Applicant:**

The Wedding Warehouse

**Parish:**

Carlisle

**Date of Receipt:**

02/08/2011

**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)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0609

**Applicant:**

Mr Christian Judd

**Parish:**

Farlam

**Date of Receipt:**

20/07/2011

**Agent:**

**Ward:**

Irthing

**Location:**

School House, Hallbankgate, Brampton, Cumbria,  
CA8 2 NJ

**Grid Reference:**

357938 559681

**Proposal:** Demolition Of Porch And Erection Of Single Storey Glazed Porch

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 22/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0611

**Applicant:**  
Mr Irving

**Parish:**  
Carlisle

**Date of Receipt:**  
25/07/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
34 Lowther Street, Carlisle, CA3 8DH

**Grid Reference:**  
340251 555894

**Proposal:** Change Of Use Of Ground Floor From Cafe (Class A3) To Treatment Rooms (Class D1) And Change Of Use Of The First Floor, Second Floor And Attic Of The Property From Office Space To Two Self Contained Flats (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0612

**Applicant:**  
Mr Irving

**Parish:**

**Date of Receipt:**  
02/08/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
34 Lowther Street, Carlisle, CA3 8DH

**Grid Reference:**  
340251 555894

**Proposal:** Change Of Use Of Ground Floor From Cafe (Class A3) To Treatment Rooms (Class D1) And Change Of Use Of The First Floor, Second Floor And Attic Of The Property From Office Space To Two Self Contained Flats (Revised Application) (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

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Between 06/08/2011 and 16/09/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0614

**Applicant:**  
Mr S Wood

**Parish:**  
Walton

**Date of Receipt:**  
22/07/2011

**Agent:**

**Ward:**  
Irthing

**Location:**  
Hillfield, Walton, Brampton, Carlisle, Cumbria, CA8  
2AZ

**Grid Reference:**  
352953 565376

**Proposal:** Erection Of Two Storey Extension To Provide, Utility, Lobby And WC On  
Ground Floor With Bedroom And Bathroom Above (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 06/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0616

**Applicant:**  
North Lakes Children's  
Services

**Parish:**  
Brampton

**Date of Receipt:**  
20/07/2011

**Agent:**  
Architectural Design  
Limited

**Ward:**  
Brampton

**Location:**  
Kirby Moor School, Longtown Road, Brampton,  
Cumbria, CA8 2AB

**Grid Reference:**  
352419 561475

**Proposal:** Temporary Single Storey Classroom Accommodation And Toilets

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0617

**Applicant:**  
KC Superbikes Carlisle

**Parish:**  
Carlisle

**Date of Receipt:**  
20/07/2011

**Agent:**  
Unwin Jones Partnership

**Ward:**  
Castle



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

23-27 Church Street, Caldewgate, Carlisle, CA2 5TJ

**Grid Reference:**

339364 555917

**Proposal:** Discharge Of Conditions 3 (Materials), 4 (Archaeological Watching Brief), 6 (Hard Surfaces) and 7 (Contamination) Of Previously Approved Application Ref: 11/0040

**Amendment:**

**Decision:** Grant Permission

**Date:** 25/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0620

**Applicant:**

Wm Plant (Carlisle) Ltd

**Parish:**

Carlisle

**Date of Receipt:**

26/07/2011

**Agent:**

Altus Andrews

**Ward:**

Botcherby

**Location:**

Wm Plant Ltd, Allenbrooke Road, Rosehill Industrial Estate, Carlisle, Cumbria, CA1 2UT

**Grid Reference:**

342709 555609

**Proposal:** Display Of 1no. Fascia And 1no. Wall Pylon Internally Illuminated Signs

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0621

**Applicant:**

Dobbies Garden  
CentrePLC/Linton Tweeds  
Ltd

**Parish:**

Dalston

**Date of Receipt:**

21/07/2011

**Agent:**

GVA Grimley

**Ward:**

Dalston

**Location:**

Dobbies Garden Centre, Westwood Nurseries, Orton Grange, Carlisle, CA5 6LB

**Grid Reference:**

335540 551689

**Proposal:** Variation Of Condition 2 (Approved Plans) Of Previously Approved Planning Application 10/0429 To Reconfigure The Position Of The Slip

## SCHEDULE E: Decisions Issued Under Delegated Powers

Road That Connects To The Road The Previously Linked The A595  
With Dalston And To Allow The Erection A Wickerman Public Art Statue  
(Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0622

**Applicant:**  
Mr Dinning

**Parish:**  
Dalston

**Date of Receipt:**  
22/07/2011

**Agent:**  
Gray Associates Limited

**Ward:**  
Dalston

**Location:**  
25 The Green, Dalston, Carlisle, CA5 7QB

**Grid Reference:**  
336874 549655

**Proposal:** Conversion Of Former Terrace Cottages To Form Single Dwelling.  
Demolition Of Stone Barn And Erection Of Two Storey Extension To  
Proposed Dwelling

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0623

**Applicant:**  
Mr Dinning

**Parish:**  
Dalston

**Date of Receipt:**  
21/07/2011 08:00:19

**Agent:**  
Gray Associates Limited

**Ward:**  
Dalston

**Location:**  
25 The Green, Dalston, Carlisle, CA5 7QB

**Grid Reference:**  
336874 549655

**Proposal:** Conversion Of Former Terrace Cottages To Form Single Dwelling.  
Demolition Of Stone Barn And Erection Of Two Storey Extension To  
Proposed Dwelling (Conservation Area Consent)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 15/09/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0629

**Applicant:**  
Mr Ebbatson

**Parish:**  
Dalston

**Date of Receipt:**  
22/07/2011 08:00:20

**Agent:**

**Ward:**  
Dalston

**Location:**  
18 The Square, Dalston, Carlisle, Cumbria, CA5  
7BL

**Grid Reference:**  
336867 550102

**Proposal:** Change Of Use Of First Floor From Offices (Use Class B1) To  
Residential (Use Class C4)

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0631

**Applicant:**  
Mr & Mrs Cross

**Parish:**

**Date of Receipt:**  
25/07/2011 08:00:30

**Agent:**  
Mr Robin Beattie

**Ward:**  
Yewdale

**Location:**  
30 Inglewood Crescent, Carlisle, CA2 6JJ

**Grid Reference:**  
338202 555097

**Proposal:** Demolition Of Existing Garage/Store And Single Storey Extension;  
Erection Of Two Storey Side Extension To Provide Kitchen/Diner,  
Attached Garage And W.C. On Ground Floor With 1No. En-Suite  
Bedroom And Study Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

11/0636 Mrs Moira Smith

**Date of Receipt:**  
26/07/2011

**Agent:**  
City Council Housing

**Ward:**  
Harraby

**Location:**  
106 Pennine Way, Harraby, Carlisle, Cumbria, CA1  
3RT

**Grid Reference:**  
342956 554776

**Proposal:** Single Storey Rear Extension To Provide 1No. Bedroom And Shower  
Room For Disabled Person

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/08/2011

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0639

**Applicant:**  
Dr S Watson

**Parish:**  
Dalston

**Date of Receipt:**  
26/07/2011

**Agent:**  
Abacus Building Design

**Ward:**  
Dalston

**Location:**  
Bluebell House, Green Lane, Dalston, Carlisle CA5  
7AF

**Grid Reference:**  
338514 549964

**Proposal:** Discharge Of Condition 3 (Wall Section/Sample) Of Previously Approved  
Listed Building Consent 11/0033

**Amendment:**

**Decision:** Grant Permission

**Date:** 11/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0644

**Applicant:**  
Mr Ian Muraszkas

**Parish:**

**Date of Receipt:**  
28/07/2011

**Agent:**

**Ward:**  
Belle Vue

**Location:**  
67 Mardale Road, Carlisle, Cumbria, CA2 7DP

**Grid Reference:**  
338657 555484

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Single Storey Side/Rear Extension To Provide Enlarged Kitchen/Dining Area

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0645

**Applicant:**  
Mr Musgrave

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
27/07/2011 13:00:29

**Agent:**  
Northern Construction and  
Security Limited

**Ward:**  
Stanwix Rural

**Location:**  
39 Whiteclosegate, Carlisle, CA3 0JA

**Grid Reference:**  
341116 557923

**Proposal:** First Floor Rear Extension To Provide Bathroom

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0647

**Applicant:**  
Springwell Farm

**Parish:**  
Hayton

**Date of Receipt:**  
01/08/2011

**Agent:**  
Holt Planning Consultancy

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Springwell Farm, Talkin

**Grid Reference:**  
355150 557818

**Proposal:** Discharge Of Conditions 3 (Materials Samples) And 5 (Surface Water Drainage) Of Previously Approved Permission 10/0683

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/08/2011

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0655

**Applicant:**  
Mr Stuart Hodgson

**Parish:**  
Hayton

**Date of Receipt:**  
12/08/2011

**Agent:**

**Ward:**  
Hayton

**Location:**  
Land adjacent 57 Cairn Wood, Heads Nook,  
Carlisle, Cumbria, CA8 9AH

**Grid Reference:**  
349651 554967

**Proposal:** Discharge Of Condition 3 (Materials) Of Previously Approved Planning  
Application 10/1132

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/08/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0660

**Applicant:**  
Co-operative

**Parish:**  
Dalston

**Date of Receipt:**  
03/08/2011 13:01:53

**Agent:**  
Swarbrick Associates

**Ward:**  
Dalston

**Location:**  
Ben Hodgson Bodyworks, Dalston Service Station,  
The Square, Dalston, Carlisle, CA5 7QA

**Grid Reference:**  
336858 549999

**Proposal:** Discharge Of Condition 21 (Details Of Air Conditioning External  
Condensers) Of Previously Approved Permission 08/1254

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/0667

**Applicant:**  
Mr Grant Brown

**Parish:**  
Carlisle

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

08/08/2011

Stanwix Urban

**Location:**

Meadow Ash, 167 Brampton Road, Carlisle CA3 9AX

**Grid Reference:**

340766 557520

**Proposal:** Discharge Of Condition 5 (Archaeological Watching Brief) Of Previously Approved Permission 11/0317

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0670

**Applicant:**

Russell Armer Ltd

**Parish:**

Dalston

**Date of Receipt:**

15/08/2011

**Agent:**

**Ward:**

Dalston

**Location:**

Hawksdale Pasture, Welton Road, Dalston, Carlisle, CA5 7EJ

**Grid Reference:**

336025 547130

**Proposal:** Non Material Amendment Of Previously Approved Planning Application 08/0128 To Replace Full Height Window With Pair Of Doors

**Amendment:**

**Decision:** Amendment Accepted  
02/09/2011

**Date:**

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**

11/0685

**Applicant:**

Irving Builders Limited

**Parish:**

**Date of Receipt:**

12/08/2011

**Agent:**

Architects Plus (UK) Ltd

**Ward:**

Currock

**Location:**

Land to rear 60 Currock Road, Carlisle, CA2 6BJ

**Grid Reference:**

340284 554444

**Proposal:** Non Material Amendment Relating To Appn Ref: 11/0008 For

## SCHEDULE E: Decisions Issued Under Delegated Powers

Amendments To Ridge And Hip Materials; Reduction In Window Size To South-East Elevation; And Amendment To Hard Surface Materials

**Amendment:**

**Decision:** Amendment Accepted  
13/09/2011

**Date:**

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Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/9014

**Applicant:**  
Mr William Roper

**Parish:**  
Cumwhitton

**Date of Receipt:**  
16/08/2011

**Agent:**  
Mrs Jayne Peterson

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Brocklewath Quarry, Brocklewath Farm, Great Corby, Carlisle, CA4 8NL

**Grid Reference:**  
349109 551612

**Proposal:** Extension To Existing Sand & Gravel Quarry, Including Restoration Of Existing And Proposed Workings

**Amendment:**

**Decision:** City Council Observation - Observations  
**Date:** 05/09/2011

---

Between 06/08/2011 and 16/09/2011

**Appn Ref No:**  
11/9105

**Applicant:**  
Cumbria County Council

**Parish:**  
Carlisle

**Date of Receipt:**  
08/07/2011

**Agent:**  
Cumbria County Council

**Ward:**  
Yewdale

**Location:**  
Richard Rose Morton Academy, Wigton Road, Carlisle CA2 6LB

**Grid Reference:**  
337661 554594

**Proposal:** Discharge Of Condition 9 Of Previously Approved Permission 10/9008/CTY

**Amendment:**



## **SCHEDULE E: Decisions Issued Under Delegated Powers**

**Decision:** City Council Observation - Observations

**Date:** 17/08/2011

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