

SCHEDULE A: Applications with Recommendation

14/0120

Item No: 08

Date of Committee: 11/04/2014

Appn Ref No:
14/0120

Applicant:
MW SIPP Trustees Ltd

Parish:
St Cuthberts Without

Agent:
South Bank Architects

Ward:
Dalston

Location: The White Quey PH, Stoneraise, Durdar, Carlisle, CA5 7AT

Proposal: Implementation Of Approved Extensions And Outbuildings Of
Previously Approved Application 12/0458; Change Of Use From Public
House To 5no. Dwellings (Revised Application)

Date of Receipt:
18/02/2014

Statutory Expiry Date
15/04/2014

26 Week Determination

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 The Principle Of Development
- 2.2 Whether The Proposal Is Appropriate To The Property And To The Surrounding Area.
- 2.3 The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.4 Highway Issues
- 2.5 Other Matters

3. Application Details

The Site

- 3.1 The existing buildings on the site are the remains of a complex of stone farm buildings with slated roofs. The buildings were latterly used as a large family public house, with ancillary residential accommodation to the first floor. A

single storey flat roofed extension with a glazed octagonal conservatory exists to the east of the property. There is also an extensive tarmac surfaced car park to the north and east of the site.

- 3.2 The pub closed in 2006 and has lain vacant ever since. It is currently boarded up, and has been the subject of break-ins and vandalism and is now uninhabitable. The dilapidated state of the building and large area of abandoned tarmac surfaced car parking has created an eyesore which has become a concern for the local community.

The Proposal

- 3.3 The application seeks approval for the change of use of The White Quey into five dwellings. The property was previously a large Public House, with residential accommodation at first floor, but which has fallen into disrepair since this use ceased.
- 3.4 The houses converted from the original stone building will retain all of the existing internal and external stone walls, with infill and new external walls constructed in stone to match the existing. The roofs are to be natural slate and all windows will be painted timber, replacing the existing upvc and aluminium windows.
- 3.5 The proposal is also seeking approval for the erection of a single storey outbuilding to the rear of the site, as garages for the units.
- 3.6 The proposal takes the same form as the 2012 approval for two luxury dwellings which was granted under delegated powers (12/0548).

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to neighbouring properties. In response four letters of objection have been received. The grounds of objection are summarised as;
1. no evidence has been submitted in support of the claim that the two homes which already have consent have been advertised;
 2. there is a shortage of large family homes in certain rural areas, and two large houses with paddocks for horses would have been much more in keeping;
 3. the plans show a large part of the White Quey site will remain with the developer, there are suspicions that long term intent is to apply for new build housing;
 4. where will the responsibility lie for looking after the remainder of the site and for any on-going sewerage related problems if it does not belong to the new purchasers of the dwellings?
 5. there are serious reservations about how the sewage from the proposed new properties will be dealt with, previously, the sewage had to be pumped to the main sewage system at Durdar, and it was not unusual for the pipes to be blocked with the result that effluent flowed into nearby

- becks and streams;
6. a neighbour notes within the submitted documents, the possibility of constructing a footpath between the site and Durdar, this would be inappropriate and would spoil the character of the rural area;
 7. there are outstanding drainage and fencing issues, who will retain responsibility for the site?

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transport: - no objections subject to conditions;

St Cuthberts Without Parish Council: - no response received;

Local Environment - Environmental Protection: - no objections subject to a condition.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6, H1, H8 and T1 of the Carlisle District Local Plan 2001-2016 (the full text of these follows).

The proposals raise the following planning issues:

1. The Principle Of The Development

- 6.2 Since the adoption of the Local Plan, the NPPF has been published by the Government and is a material consideration in the determination of this application. The Framework seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.
- 6.3 With regard to the conversion of existing buildings, the NPPF is permissive of such proposals where "the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting".
- 6.4 The application involves the re-use of a disused building and in doing so will lead to an enhancement of the building, using materials to match the existing and reinstalling some original features, including timber windows. This will therefore lead to an enhancement of the immediate setting at a prominent position on the roadside. The proposal is therefore consistent with the NPPF.
- 6.5 In light of the above, the proposal is acceptable in principle.

2. Whether The Proposal Is Appropriate To The Property And To The Surrounding Area.

- 6.6 The proposal involves the removal of the existing single storey modern extension and conservatory, exposing the remaining stone facades. It is then proposed to extend the original building, by erecting a two storey wing to the

south of the property to reflect the original form of the farm complex. The majority of the tarmac parking area would be removed, and all of the existing upvc and aluminium windows will be replaced with painted timber windows. The proposed outbuilding to the rear of the site to form the garages would also be of good quality.

- 6.7 As such it is considered that the alterations will enhance the appearance of the premises, and will not have a detrimental impact upon the character or appearance of the property.

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

- 6.8 Due to the location of the building, and the distance to any neighbouring properties it is not considered that the proposal would have any impact as a result of loss of light, overlooking or overdominance.

4. Highway Issues

- 6.9 The Highway Authority have raised no objections to the proposal subject to the imposition of four standard highway conditions, along with a requirement for a Construction Management Plan to be submitted requiring construction activity to be outside school muster times.

5. Other matters

- 6.10 Some neighbours have raised concerns regarding the drainage of the site. Following the Applicants meeting with the Parish Council, they have incorporated a sustainable drainage system in the form of a pond to the centre of the development, to collect any rainwater run off and overflow into the brook. Additionally, they have stated that the existing septic tanks and drainage system will be examined and tested and any necessary upgrading will be implemented. Should the existing drainage system not be capable of being repaired then the foul drainage will be dealt with on site by an independent sewage treatment plant.
- 6.11 Additionally, in response to neighbour queries about the remainder of the White Quay site, the applicant has stated that the remaining land outside the new development would be laid to meadow with a regular cut as part of a long term maintenance plan.

Conclusion

- 6.12 In overall terms the proposed change of use of the property to form five residential units is in accordance with the NPPF. Subject to the imposition of appropriate conditions the appearance of the premises and the surrounding area can be safeguarded. There are no nearby residents that would be affected by the proposal. In all aspects the proposal is considered to be compliant with the objectives of the relevant policies, and on this basis, the proposal is recommended for approval.

7. Planning History

- 7.1 In 2012 A Change Of Use From Public House To 2no. Dwellings, Partial Demolition And Extension Together With Associated Outbuildings was granted (12/0548);
- 7.2 In 2009 permission was granted for an extension to the bar/lounge area to provide play area (97/0660);
- 7.3 In 1991 Advertisement consent was given for the display of 3 elevational signs and 2 play area signs (91/0826);
- 7.4 In 1991 permission was granted for an extension to the public house and restaurant 91/0207;
- 7.5 In 1986 permission was granted for the conversion of the existing barn to a restaurant (86/0204).

8. Recommendation: Grant Permission

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

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

- 2. The approved documents for this Planning Permission comprise:
 - 1. the submitted planning application form;
 - 2. the existing site plan received 18th February 2014;
 - 3. the existing location plan received 18th February 2014;
 - 4. the existing plans received 18th February 2014;
 - 5. the proposed plans received 18th February 2014;
 - 6. the proposed site plan received 18th February 2014;
 - 7. the existing elevations received 18th February 2014;
 - 8. the proposed elevations received 18th February 2014;
 - 9. the proposed outbuildings plans and elevations received 18th February 2014;
 - 10. the planning statement received 18th February 2014;
 - 11. the existing images received 25th May 2012;
 - 12. the contaminated land assessment received 18th February 2014;
 - 13. the Notice of Decision; and
 - 14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

- 3. Samples or full details of all materials to be used on the exterior shall be

submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2012.

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

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP1 of the Carlisle District Local Plan 2001-2016.

5. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure compliance with Policy CP11 of the emerging Carlisle District Local Plan 2001-2016.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no extensions to the dwellings shall be carried out without the permission of the Local Planning Authority.

Reason: The Local Planning Authority wishes to retain full control over the matters referred to in order to protect the character, integrity and appearance of the building and its setting in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. 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.

8. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

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

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

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

10. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

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

11. No development shall take place until a Construction Site Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Site Management Plan shall include details limiting the construction activity to outside of school muster times.

Reason: In the interests of Highway safety.

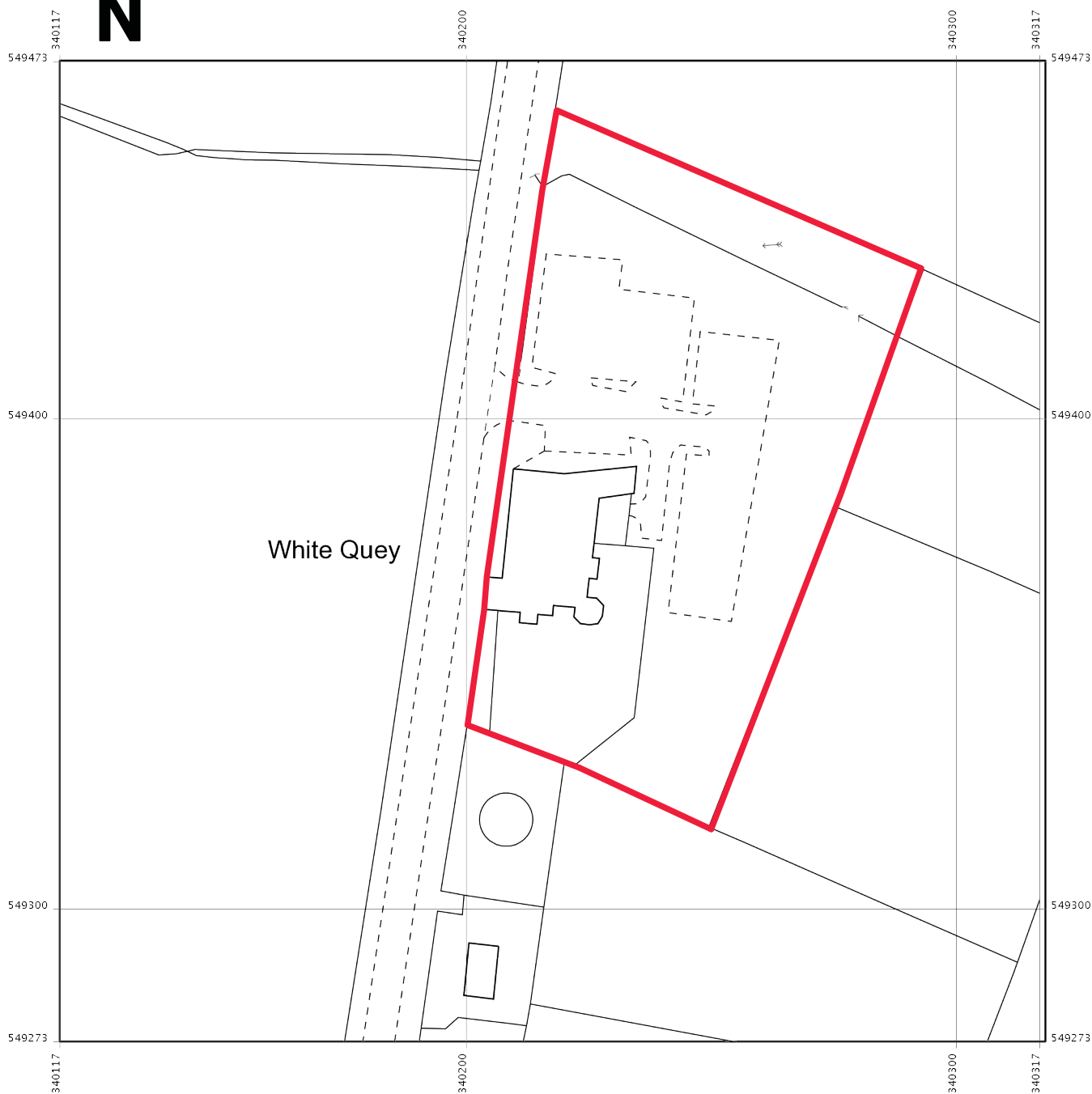
12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with

those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.



Project

The White Quey
Stoneraise, Durdar,
Carlisle, CA5 7AT

Scale

1:1250

Drawing no

S2808/SLP

Title

Location Plan

Date

July 2013

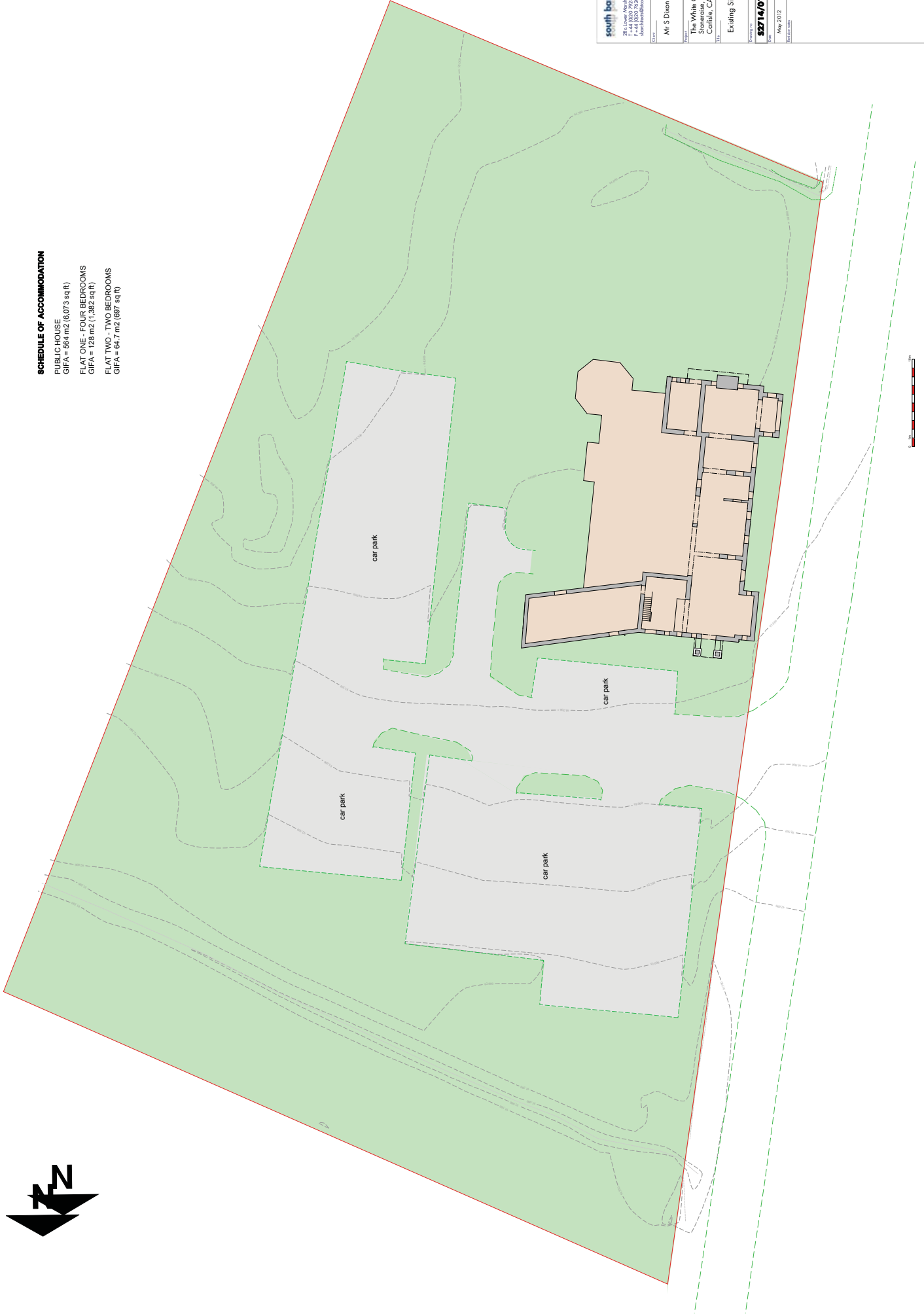
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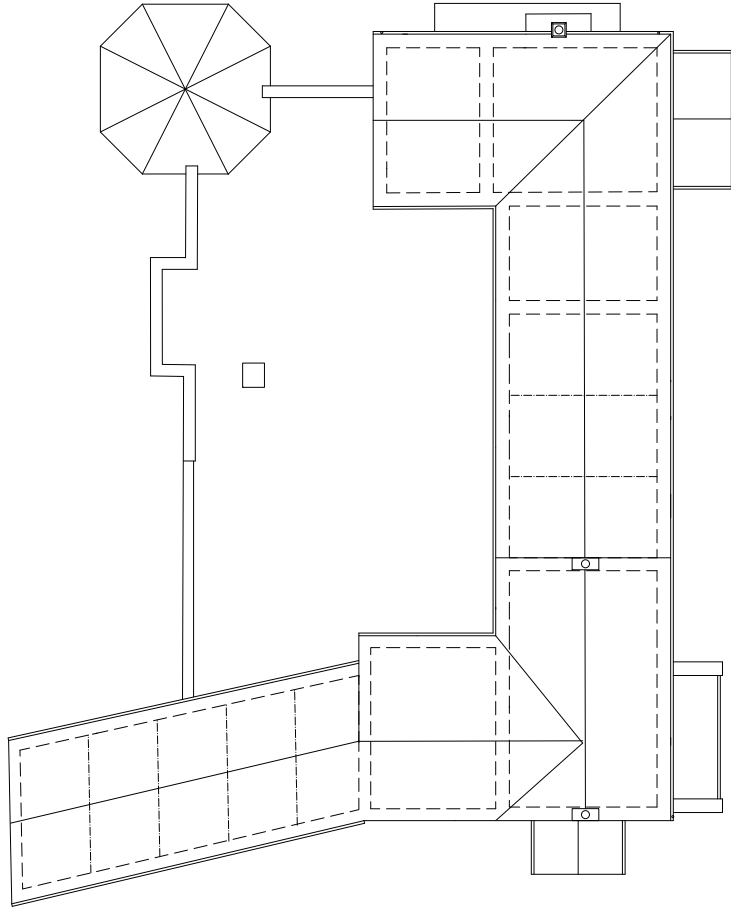
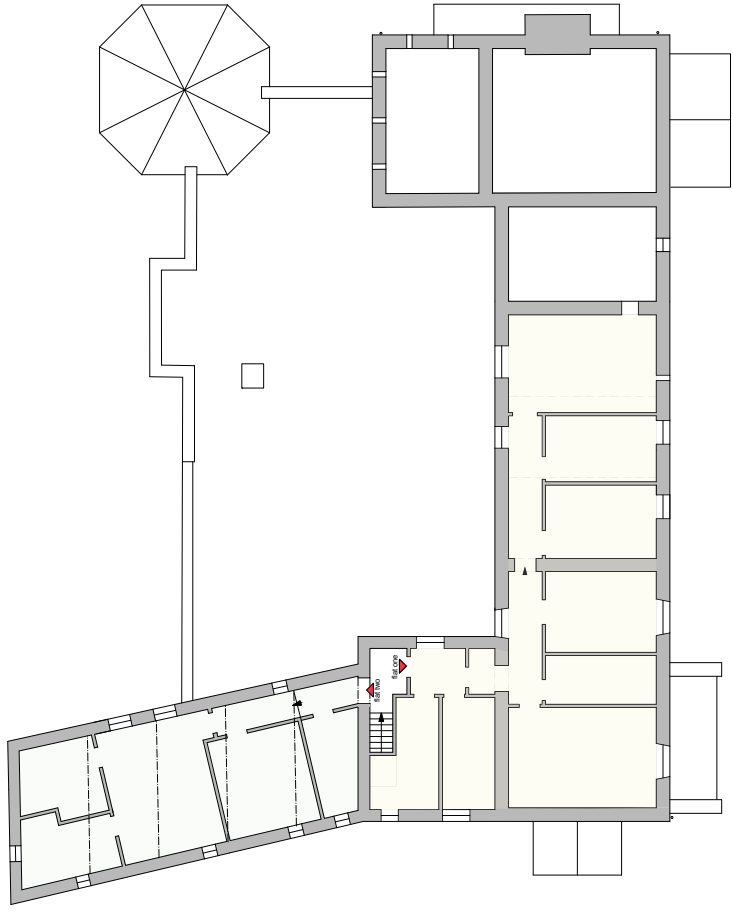
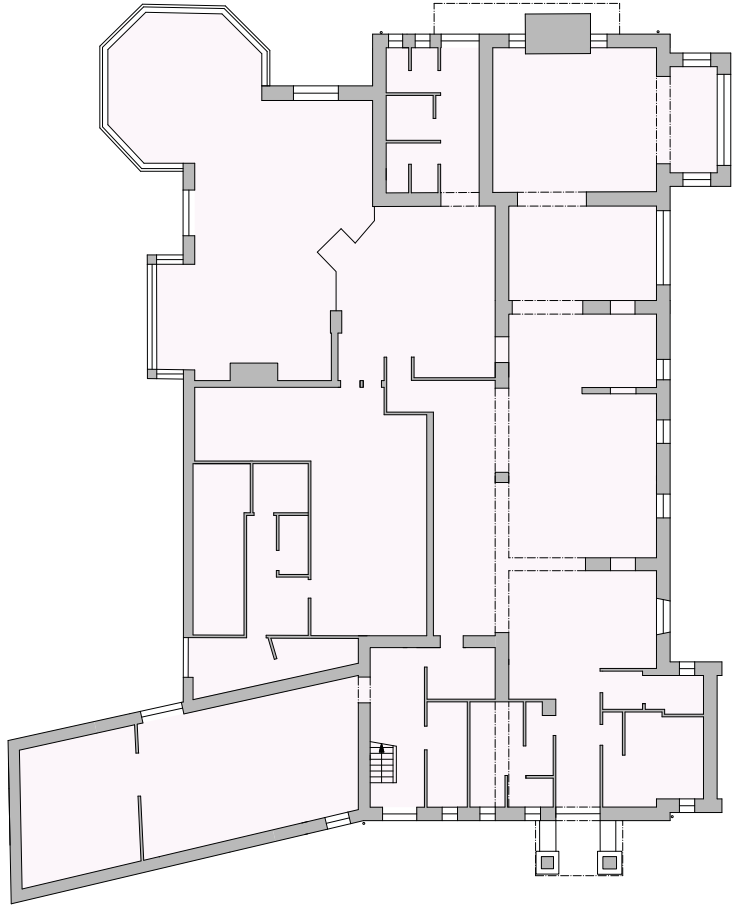


SCHEDULE OF ACCOMMODATION

PUBLIC HOUSE
GIFA = 584 m² (6,073 sq ft)
FLAT ONE - FOUR BEDROOMS
GIFA = 128 m² (1,382 sq ft)
FLAT TWO - TWO BEDROOMS
GIFA = 64.7 m² (697 sq ft)



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Client	Mr S Dixon and Mr J Peart
Project	The White Quay Stonewall, Durdar, Cardiff, CA5 7AT
Title	Existing Site Plan
Drawn by	SB/14/01
Check	1:200 @ A1
Date	May 2012
Scale	GB
Sheet No	1 of 1
Sheet Total	1 of 1




SCHEDULE OF ACCOMMODATION

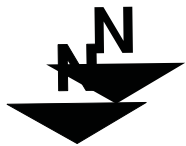
PUBLIC HOUSE
GIFA = 564 m² (6,073 sq ft)

FLAT ONE - FOUR BEDROOMS
GIFA = 128 m² (1,382 sq ft)

FLAT TWO - TWO BEDROOMS
GIFA = 64.7 m² (697 sq ft)



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	Project The White Quay 100 White Quay Cardiff, CF4 7AT	Date _____
Drawing No. _____	Drawing Title Existing Plans	Drawing No. _____
Date of issue May 2012	Drawn by CB	Scale 1:100 @ A1
Date of revision _____	Checked by _____	Date of revision _____



THE WHITE QUEY PROPOSED HOUSING

scale 1:200 @ A1

-  gardens
-  roadway
-  car parking

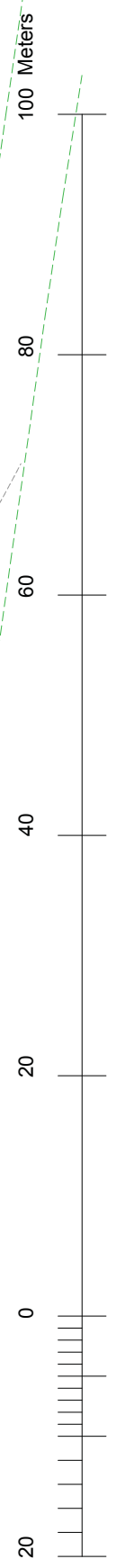


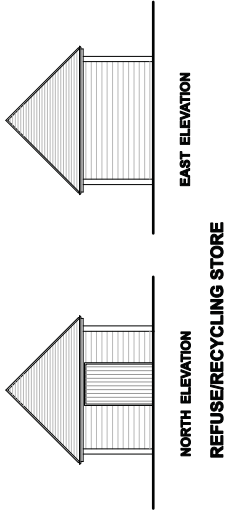
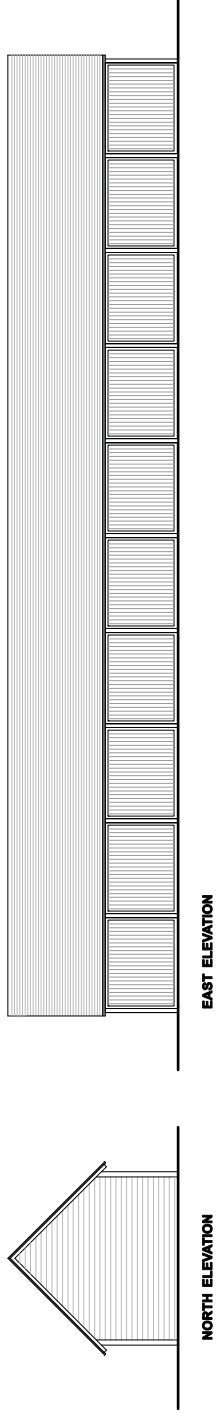
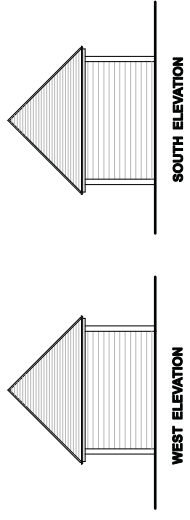
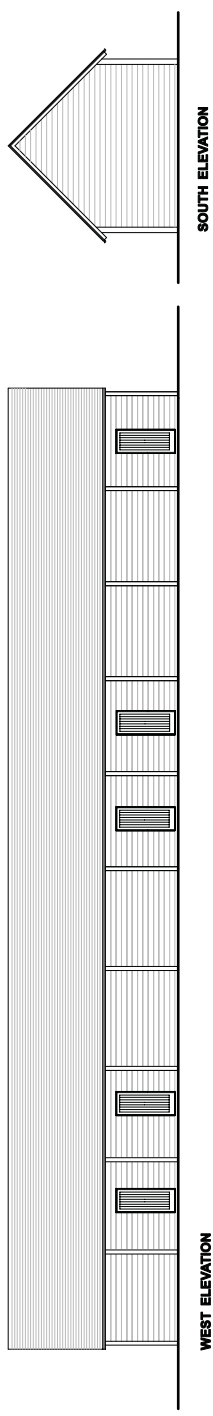
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Client	WV SPP Trustees Ltd
Project	The White Quey Garage House Cotfield, CA5 7JA
Site	New Housing Proposed Site Plan
Drawn by	1:200 @ A1
Scale	1:200 @ A1
Date	Feb 13
Drawn by	GB
Checked by	

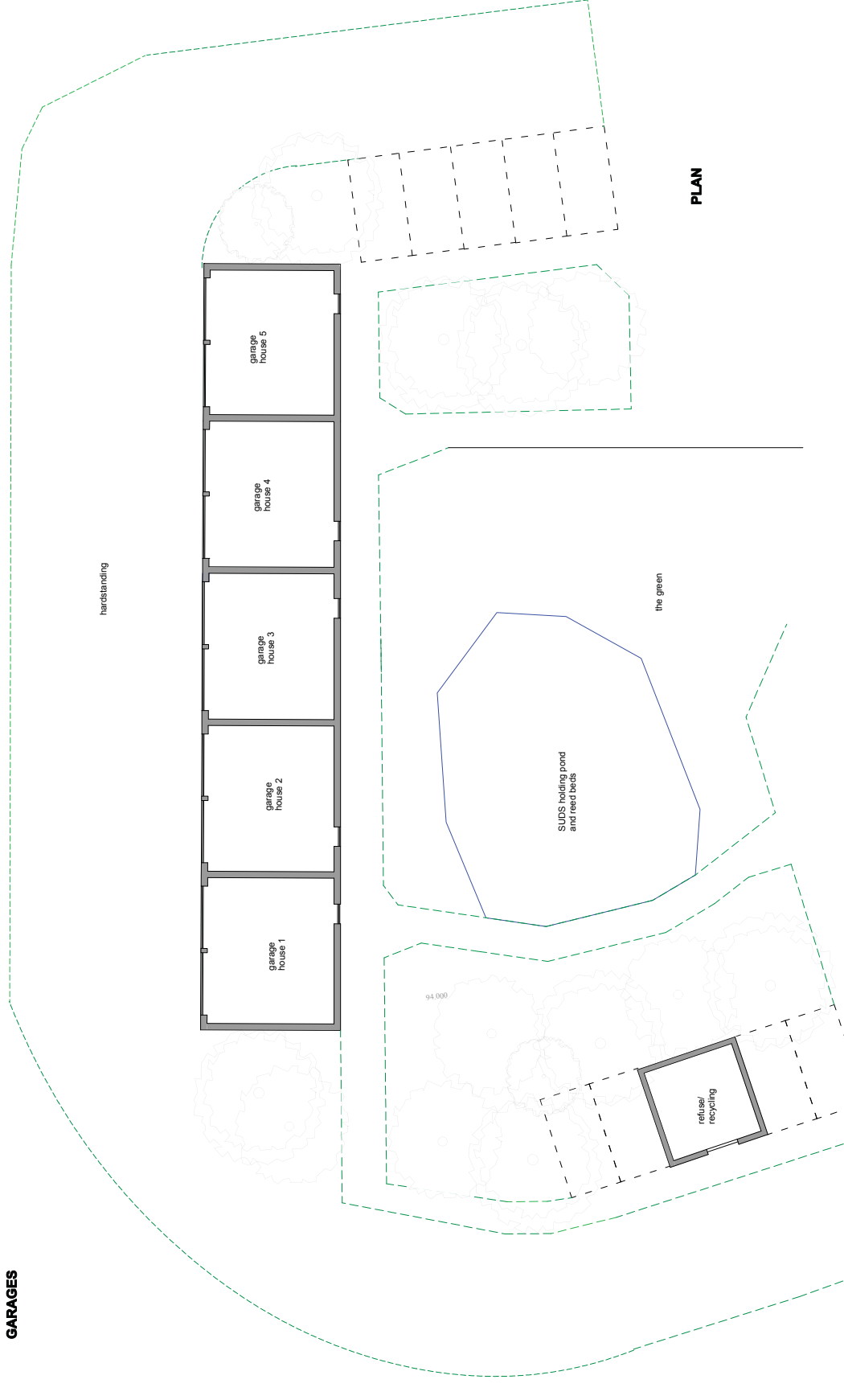
Rev A - Oct 2013 - planning submission


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