

Development Control Committee Main Schedule

Schedule of Applications for
Planning Permission

Items 9 - 16

10th July 2009

Applications Entered on Development Control Committee Schedule

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03.	<u>09/0245</u> A	Social Club And Field, St Augustines Church, Waverley Gardens, Carlisle, CA3 4JU	<u>SD</u>	35
04.	<u>09/0349</u> A	28 Whiteclosegate, Carlisle, CA3 0JD	<u>SG</u>	53
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14.	<u>09/9022</u> C	Irthington Village School, Carlisle, Cumbria, CA6 4NJ	<u>CG</u>	201
15.	<u>08/0385</u> C	Steadfolds, Irthington, Carlisle, Cumbria, CA6 4NE	<u>SD</u>	205

Date of Committee: 10/07/2009

Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
16.	<u>08/1191</u> D	The Kingswood Educational Centre, Cumdivock, Dalston, Carlisle, CA5 6JW	<u>ARH</u>	208

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 26/06/2009 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 01/07/2009.

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: Applications with Recommendation

09/0394

Item No: 09

Date of Committee: 10/07/2009

Appn Ref No:
09/0394

Applicant:
Mr E Norman

Parish:
Cummersdale

Date of Receipt:
15/05/2009

Agent:
H & H Bowe Ltd

Ward:
Dalston

Location:
Field No 6604, Broomhills, Orton Road, Near Little
Orton, Carlisle, Cumbria

Grid Reference:
335659 554043

Proposal: Erection Of Agricultural Workers Dwelling

Amendment:

REPORT

Case Officer: Stephen Daniel

Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination due to the receipt of four letters of objection.

1. Constraints and Planning Policies

Local Plan Pol DP1 - Sustainable Development Location

Local Plan Pol H1 - Location of New Housing Develop.

Local Plan Pol H7 - Agric,Forestry and Other Occup.Dwgs

Local Plan Pol CP1 - Landscape Character

Local Plan Pol CP3 - Trees and Hedges on Development Sites

Local Plan Pol CP5 - Design

Local Plan Pol CP12 - Foul&Surf.Water Sewerage/Sew.Tr.

2. Summary of Consultation Responses

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

SCHEDULE A: Applications with Recommendation

09/0394

conditions;

County Land Agent (Capita db): concludes by advising as follows:

There is a clearly established existing functional need in relation to this holding for 2 full-time workers, actively involved in the management of this unit to be resident on, or immediately adjacent to it.

The proposed free range egg unit on Orton Road will, once established, provide a functional need in relation to this holding for 1 further full time worker actively involved in the management of the unit to be resident on or immediately adjacent to it.

The labour requirement based on the existing and proposed stocking and cropping of Little Orton Farm is calculated at approximately 5 full time workers and therefore the labour requirement test is met.

The holding is financially viable and therefore the financial test is met. The proposed free range egg unit on the farm is yet to be established but should be capable of contributing to the overall Net Farm Income.

The 2 (1 as yet to be constructed) dwellings at the main steading at Little Orton Farm currently meet the requirement to house the 2 full time workers actively involved in the management of the unit that are required to be resident on it. There is no accommodation close to Field OS 6604 at Orton Road to meet the requirement to house the 1 full-time worker that will be required to be resident at that location to manage the proposed free range egg unit once it is established;

The Council's attention is drawn to the advice in Paragraph 12 of Annex A to PPS7 in relation to the introduction of new enterprises on existing established agricultural businesses in relation to temporary dwellings;

Community Services - Drainage Engineer: no objections, provided that Building Control requirements are met;

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

Cummersdale Parish Council: objects to the proposal. The business should be up and running for at least 3 years before planning permission is granted for an associated dwelling. A mobile home should be used for the first 3 years or until it can be demonstrated that the building is viable.

The siting of the dwelling is inappropriate. It should be re-positioned so that the majority of the field remains useable.

The vehicular access is in the wrong place. It is directly opposite another dwelling and should be moved away from existing properties.

SCHEDULE A: Applications with Recommendation

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The power supply should be underground rather than overhead;

Development Services Planning & Housing Services - Local Plans: the new dwelling should normally be provided for the first 3 years by a temporary form of accommodation such as a caravan.

The large scale of the two-storey dwelling is not related to the roadside bungalows or any particular landscape features. It will appear as an isolated, substantial dwelling in the countryside. It would be preferable to have a lower height dwelling sited closer to the road so as to relate to the bungalows as part of the group.

Development Services Planning & Housing Services - Local Plans (Trees): in the first instance the accommodation for the poultry unit should be a caravan. The location and size of the dwelling are inappropriate. The size and mass of the dwelling would have a detrimental impact on the rural character of this location. It would be more appropriate to have a bungalow close to the road that would be associated with the bungalows opposite and in terms of size does not strike a discordant note with its surroundings.

3. Summary of Representations

Representations Received

Initial:		Consulted:		Reply Type:
Broomhills		19/05/09		Objection
Broomhills	19/05/09		Objection	
Little Broomhills Farm		19/05/09		
Little Broomhills House		19/05/09		
Broomhills Farm		02/06/09		
Athena				Objection
Dalston				Objection

3.1 This application has been advertised by means of a site notice and notification letters sent to five neighbouring properties. Four letters of objection have been received which make the following points:

- A bungalow would be more in keeping with the other properties in the area;
- The two-storey house would have an adverse visual impact;
- A farm workers dwelling was allowed further down the road and it ended up being a very substantial house, which is now being extended. It dominates the road;
- The house would contain 4 bedrooms, 3 bathrooms and a triple garage - it could be converted to a B&B or shop in the future;

SCHEDULE A: Applications with Recommendation

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- The dwelling should be much closer to the hen shed (for security purposes) and not in the middle of a field;
 - There does not appear to be a rear garden - if this is so the front garden could end being used for drying washing, storage of bins etc;
 - The access road should be at the far side of the house - this would be quieter for the 2 houses opposite; would be away from the drains for the septic tanks and the stop cocks for Hunters Croft and Athena; and would improve security for the proposed development;
 - The dwelling will affect the pressure of the water supply to existing properties in the area;
 - The electric is going to be taken from a pole at the edge of Athena. If it crosses the garden it could be dangerous;
 - The farmer has other land and this is not his first option.
- 3.2 A letter has also been received from Cllr Trevor Allison which raises three issues:
1. Questions whether the size and design of the proposed dwelling is appropriate for an agricultural workers dwelling, which would be at odds with the local vernacular. The proposed building is substantially larger than the main farmhouse;
 2. Its location effectively bisects the field and may well render that part of the field unusable for agricultural purposes;
 3. This is a new business venture and as such any new dwelling should be provided by temporary accommodation for the first 3 years.
- 3.3 A subsequent letter has also been received from Cllr Trevor Allison, following a meeting with the applicant. Cllr Allison was impressed by the business case that the applicants have made and how the proposal integrates into and complements the existing farming activity, as well as providing employment opportunities.

4. Planning History

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

5. Details of Proposal/Officer Appraisal

SCHEDULE A: Applications with Recommendation

09/0394

Introduction

- 5.1 This application is seeking full planning permission for the erection of an agricultural workers dwelling in part of field No. 6604, near Little Orton, Carlisle. The dwelling would be to support a new free range egg unit which the applicants are proposing to erect in the adjacent field and which is subject of a current planning application (09/0393).
- 5.2 The dwelling would be located towards the front of the field, in close proximity to Orton Road. A wide verge is located adjacent to the road with a hedge separating this from the field. The access to the dwelling would be taken from an existing field access, which would also serve the proposed free range egg unit.
- 5.3 The dwelling would be two-storey and would consist of a lounge, dining room, kitchen, utility room and w.c. on the ground floor and 4 bedrooms (1 en-suite) and a bathroom on the first floor. An attached garage is also proposed. The dwelling would have a floor area of 140 sq m and would measure 5.4m to the eaves and 8m to the ridge. It would be constructed of red facing brick, with stone quoins and window surrounds and a stone portico, under a blue slate roof. Gardens would be located to the front and rear of the property.

Assessment

- 5.4 The relevant planning policies against which the application is required to be assessed are Planning Policy Statement 7 "Sustainable Development in Rural Areas" (PPS7) and Policies DP1, CP1, CP3, CP5, CP12, H1 and H7 of the Carlisle District Local Plan 2001-2016.
- 5.5 The proposal raises the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable.
- 5.6 PPS7, published in July 2004, is relevant to this application, as it sets out the Governments planning policies for rural areas that should be taken into consideration when making planning decisions.
- 5.7 The fourth Key principle, identified in Paragraph 1 of PPS7, states that "new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled". By doing so it is the Governments aim to safeguard the character and beauty of the countryside, the diversity of its landscapes, heritage and wildlife, and its natural resources.
- 5.8 Paragraph 10 of PPS7 identifies that isolated houses in the countryside, away from existing settlements, will require special justification. Where the special justification relates to an essential need for a worker to live permanently at or near their place of work in the countryside, PPS7 advises that Planning Authorities should refer to the advice provided within Annex A of PPS7.

SCHEDULE A: Applications with Recommendation

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- 5.9 Annex A identifies the criteria that Local Planning Authorities should apply and which should be met prior to granting planning consent for a new permanent agricultural workers dwelling. The criteria are identified in Paragraph 3, Annex A of PPS7, which states the following:

“New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:

(i) there is a clearly established existing functional need (see paragraph 4 below);

(ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;

(iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);

(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

(v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied”.

- 5.10 Policy H7 of the Carlisle District Local Plan 2001-2016 states that within the rural area planning permission will not be given for dwellings other than those essential to agriculture, forestry or any other rural based enterprise and supported by a proven need.

- 5.11 The policy also includes paragraph 5.41, which states that when assessing if there is such a need the Council should refer to the advice contained in Annex A to PPS7.

- 5.12 When considering applications for agricultural workers dwellings it is common practise for the Council to consult the County Land Agent. As part of the response the County Land Agent assesses whether the proposal meets the aforementioned criteria identified in Paragraph 3 of Annex A to PPS7.

- 5.13 In the response the County Land Agent has concluded that there is a clearly established functional need in relation to the holding for 2 full time workers actively involved in the management of this unit, to be resident on or immediately adjacent to this holding. The proposed free range egg unit would, once established, provide a functional need for one further full time worker to be resident adjacent to the unit. There is no accommodation close to field 6604 to meet this requirement. The County Land Agent goes on to note that the holding is financially viable and that the financial test is met.

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- 5.14 The County Land Agent has, however, pointed out that Paragraph 12 of Annex A to PPS7 states that if a new dwelling is essential to support a new farming activity (on a new or established agricultural unit) it should normally, for the first three years, be provided by a caravan or other temporary accommodation. Since a new enterprise (free range egg production) is being introduced at Little Orton Farm any dwelling should normally be of a temporary nature.
- 5.15 The applicants have submitted a large amount of supporting information to demonstrate why they consider that planning permission should be granted for a permanent dwelling (rather than a temporary one) and this is summarised below:
- the proposal is not establishing a new enterprise but is diversifying the existing farm business;
 - the poultry enterprise would run alongside the existing sheep and beef enterprise and existing resources would be shared by both businesses;
 - labour would be shared between the different operations, with cattle and sheep being fed in the morning and the eggs collected in the afternoon;
 - the existing machinery currently used on the beef and sheep enterprises would be used on the poultry unit and no extra machinery/ equipment would need to be purchased;
 - the manure produced by the hens would be spread on other land owned by the applicant, which will save the existing farm business a considerable amount of money;
 - the occupant of the dwelling would not only be employed on the egg unit but would also assist with lambing and calving, which would take place in the paddock adjacent to the new dwelling;
 - the applicants would retain the same trading name; use the same bank account; the holding would remain a single unit; and the partners in the business would not change;
 - the applicant is funding the project using existing assets of the business and the borrowings would be serviced by income from the existing business;
 - a permanent agricultural workers dwelling was granted planning permission at Fawcettles, Bewcastle (08/0938) and this was to support a new enterprise (dairy farming). The circumstances of this case are the same as the current application.
- 5.16 All of this supporting information has been reviewed by the County Land Agent but he is still of the opinion that any dwelling should be of a temporary nature

SCHEDULE A: Applications with Recommendation

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for the first 3 years. The County Land Agent considers that Para 12 of Annex A of PPS7 is quite clear in relation to temporary dwellings. The free range egg unit, as a new farming activity on an established agricultural unit, is the main reason for the essential new dwelling on this farm so any new dwelling should, therefore, be of a temporary nature. The County Land Agent does not consider that the requirements of PPS7 in relation to temporary agricultural dwellings could be interpreted in any different way.

- 5.17 In relation to the Fawcettles application, planning permission was granted by the Development Control Committee contrary to the Officer's recommendation and the advice of the County Land Agent. Whilst there are some similarities between this case and the current application, the main reason that permission was granted for a permanent dwelling rather than temporary accommodation at Fawcettles was because Members of the Development Control Committee accepted that good quality housing (rather than a caravan) was needed in order to attract good quality staff to this relatively remote area.
- 5.18 In light of the above, whilst there would be an existing functional need for an additional dwelling at Little Orton Farm once the free range egg unit is established, this should be provided by temporary accommodation for the first 3 years. The proposal is seeking permission for a permanent dwelling and the application is, therefore, contrary to the advice in Annex A of PPS7 and Policy H7 of the Carlisle District Local Plan 2001-2016.

Conclusion

- 5.19 In overall terms, the introduction of a permanent dwelling at Little Orton Farm, to support the new free range egg unit, would be contrary to the advice in Annex A of PPS7. The application is, therefore, recommended for refusal.

6. Human Rights Act 1998

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life";

- 6.2 **Article 1 of Protocol 1** relates to the "Protection of Property" and bestows

SCHEDULE A: Applications with Recommendation

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the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary;

- 6.3 The proposal has been considered against the above. The applicant's rights are respected but based on the foregoing it is considered that any personal considerations do not out-weigh the harm created.

7. **Recommendation** - Refuse Permission

1. **Reason:** The proposed site lies within the open countryside, some distance from the nearest settlement, in a location where there is a general strong presumption against further residential development unless supported by a proven agricultural or forestry need. Whilst it is accepted that there is a functional need for a full-time worker to be resident on or immediately adjacent to proposed free range poultry building, paragraph 12 of Annex A to PPS7 "Sustainable Development in Rural Areas" makes it clear that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units. Since a new enterprise is being introduced at Little Orton Farm any dwelling should be of a temporary nature. The application is seeking permission for a permanent dwelling and the proposal is, therefore, contrary to the advice in Annex A of PPS7 and the objectives of Policy H7 (Agricultural, Forestry and Other Occupational Dwellings) of the Carlisle District Local Plan 2001-2016.
-

PLAN A



LITTLE ORTON FARM
(Scale: 1:50,000)

H & H Bowe Limited

Borderway, Rosehill,
Carlisle, Cumbria. CA1 2RS

Tel: 01228 640920 Fax: 01228 640938

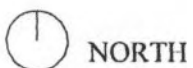
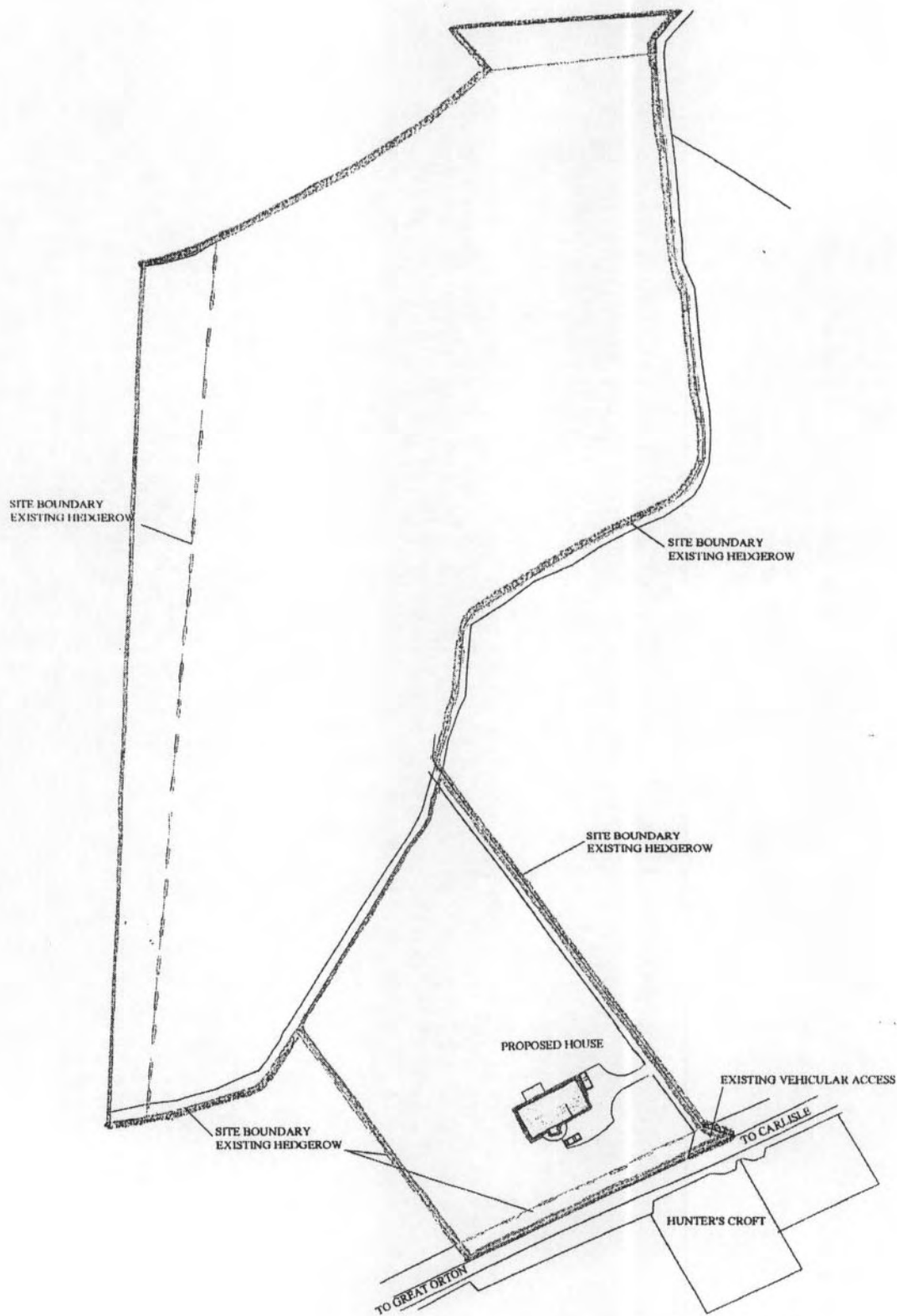
13 MAY 2013
09/0394

H&H

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PLAN 2.



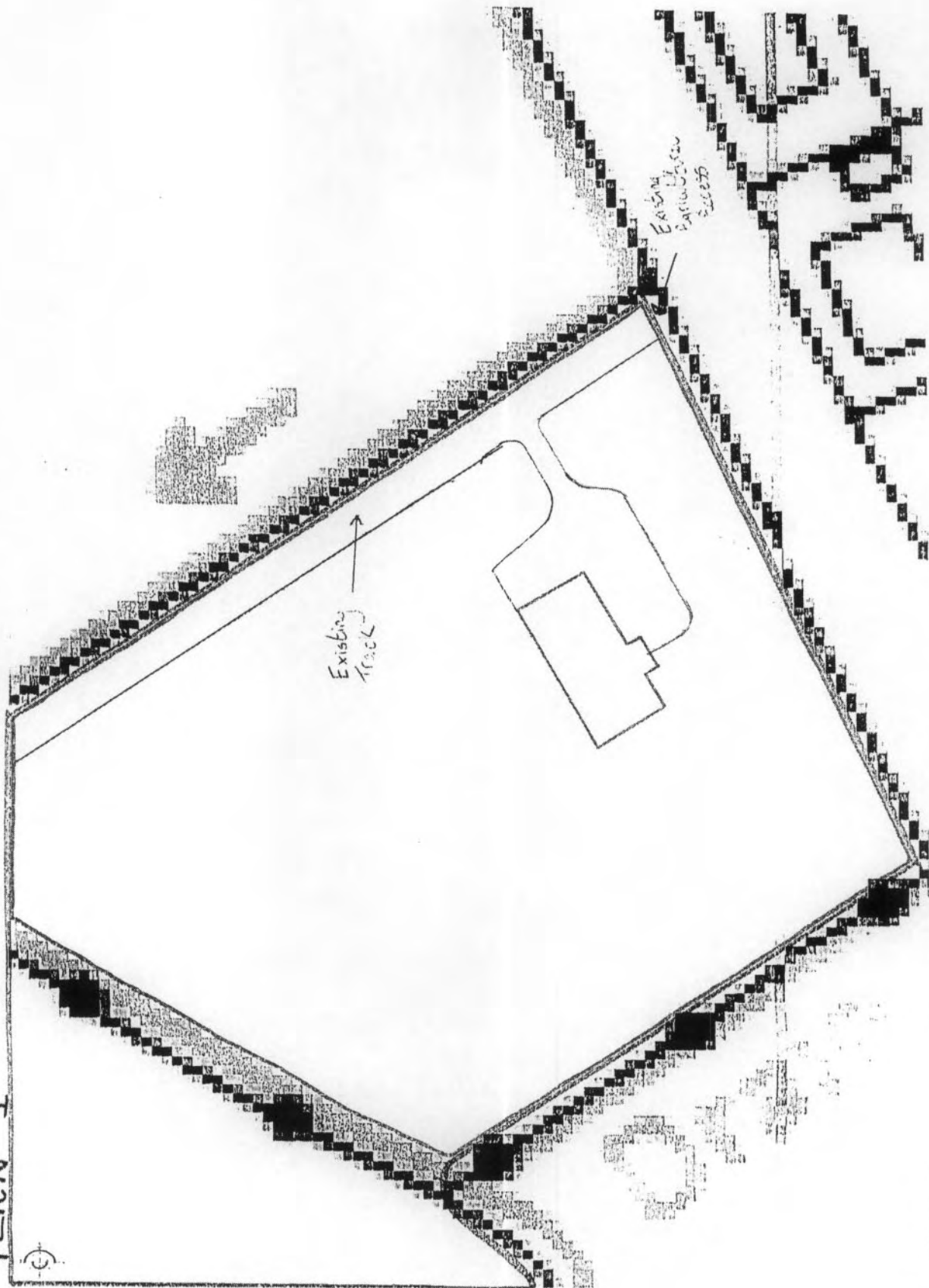
PROPOSED AGRICULTURAL
WORKER'S DWELLING AND
FREE RANGE POULTRY UNIT
LAND NEAR BROOMHILLS
LITTLE ORTON
CARLISLE

BLOCK PLAN AS PROPOSED

Drawing No. OL2.2
Scale 1:1250

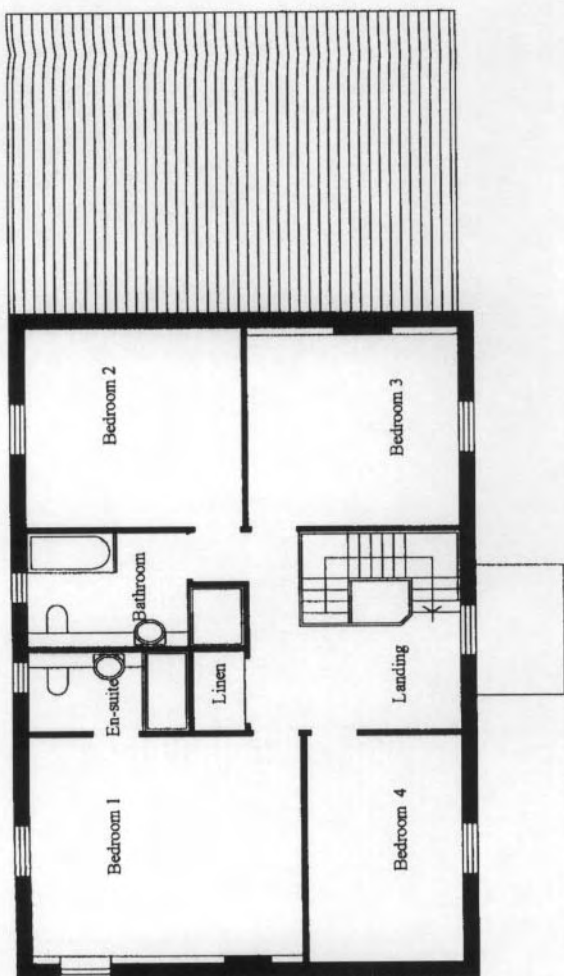
Messrs Norman, Little Orton Farm, Carlisle

PLAN 1

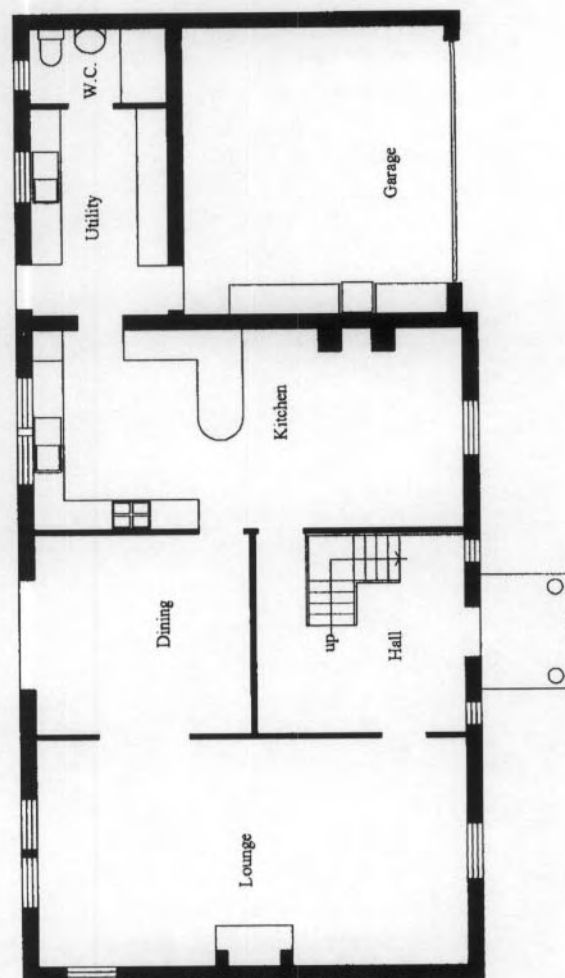


H. H. BONE LIMITED, Foresters, Rosedale, Carlisle, C.A. 1 2RS

PLAN 4.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

RECEIVED
13 MAY 2009
09.03.94

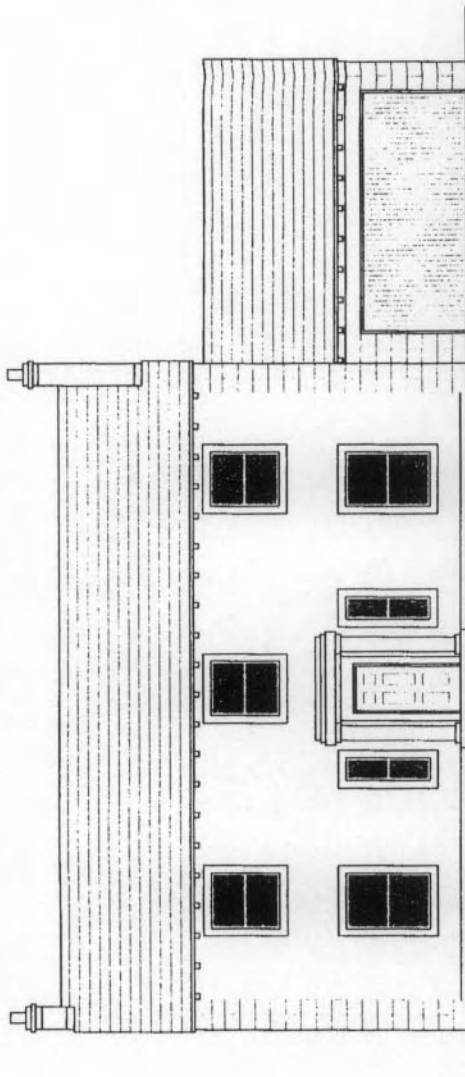
PROPOSED AGRICULTURAL
WORKER'S DWELLING

LAND NEAR LITTLE BROOMHILLS
LITTLE ORTON
CARLISLE
CUMBRIA

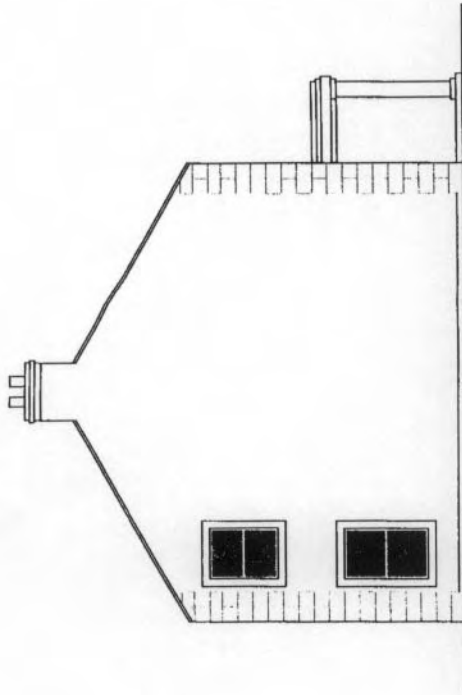
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Scale 1:100

PROPOSED FLOOR PLANS

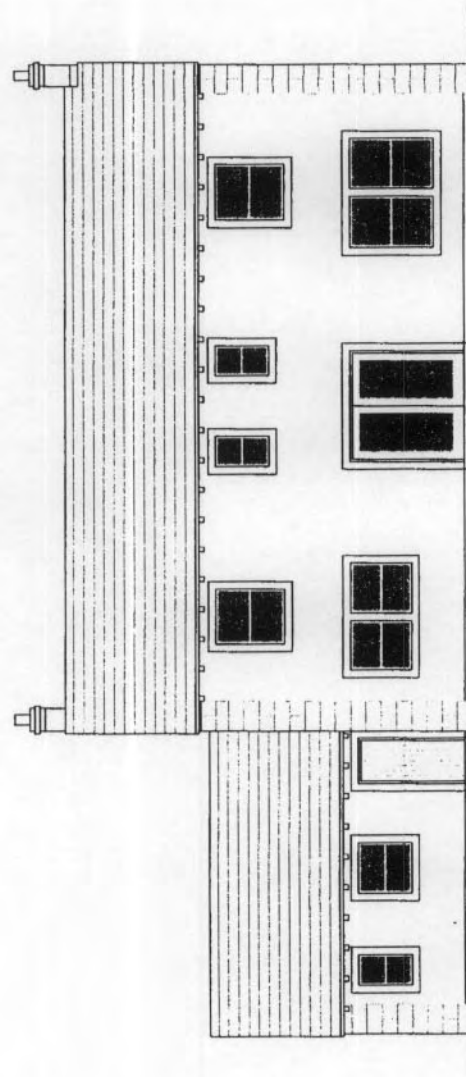
PLAN 3.



SOUTH ELEVATION (front)



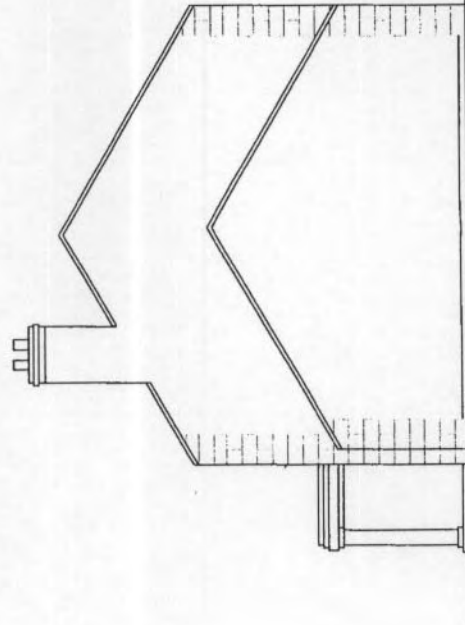
WEST ELEVATION (side)



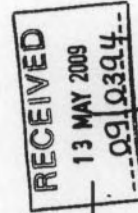
NORTH ELEVATION (rear)

EXTERNAL FINISHES

- WALLS - RED MULTI FACING BRICKWORK WITH BUFF CAST STONE QUOINS.
- ROOF COVERING - NATURAL BLUE SLATE
- WINDOW SURROUNDS - BUFF CAST STONE
- MAIN ENTRANCE PORTICO - BUFF CAST STONE



EAST ELEVATION (side)



PROPOSED AGRICULTURAL
WORKER'S DWELLING
LAND NEAR LITTLE BROOMHILLS
LITTLE ORTON
CARLISLE
CUMBRIA

PROPOSED ELEVATIONS
Drawing No OL2.5
Scale 1:100

SCHEDULE B

SCHEDULE B

SCHEDULE B

SCHEDULE B

SCHEDULE B

SCHEDULE B

SCHEDULE B: Reports Requiring Further Information

09/0413

Item No: 10

Date of Committee 10/07/2009

Appn Ref No:
09/0413

Applicant:
Church Commissioners
For England

Parish:
Cummersdale

Date of Receipt:
19/05/2009

Agent:
Smiths Gore

Ward:
Multiple Wards

Location:
Land At Morton Bounded By Wigton Road, Peter
Lane And Dalston Road, Carlisle, Cumbria

Grid Reference:
337919 553677

Proposal: Development Of Land At South Morton Bounded By Wigton Road, Peter
Lane And Dalston Road, Carlisle, For Residential (Maximum 825
Dwellings), Employment (40,000m2 Floorspace), And Public Open
Space Purposes As Well As Associated Works

Amendment:

REPORT

Case Officer: Angus Hutchinson

Reason for Determination by Committee:

This is a Major application of local significance that has been advertised as a
Departure to the Local Plan.

1. Constraints and Planning Policies

Gas Pipeline Safeguarding Area

The proposal relates to land or premises situated within or adjacent to the Gas
Pipeline Safeguarding Area.

Public Footpath

The proposal relates to development which affects a public footpath.

Flood Risk Zone

RSS Pol CNL 1 - Overall Spatial Policy for Cumbria

RSS Pol CNL 2 - Sub-area Development Priorities for Cumbria

RSS Pol DP 1 - Spatial Principles

RSS Pol DP 2 - Promote Sustainable Communities

SCHEDULE B: Reports Requiring Further Information

09/0413

RSS Pol DP 3 - Promote Sustainable Economic Development

RSS Pol DP 5 - Manage Travel Demand. Reduce Need to Travel

RSS Pol DP 7 - Promote Environmental Quality

RSS Pol DP 9 - Reduce Emissions & Adapt to Climate Change

RSS Pol W 2 - Locations Reg.Significant Economic Development

RSS Pol W 3 - Supply of Employment Land

RSS Pol W 4 - Release of Allocated Employment Land

RSS Pol L 1 - Health,Sport,Recreation,Cultural and Education

RSS Pol L 4 - Regional Housing Provision

RSS Pol L 5 - Affordable Housing

RSS Pol - Walking and Cycling

RSS Pol EM1 (A) - Landscape

RSS Pol EM1 (B) - Natural Environment

RSS Pol EM1 (D) - Trees, Woodlands and Forests

RSS Pol EM 16 - Energy Conservation & Efficiency

RSS Pol EM 18 - Decentralised Energy Supply

Joint St. Plan Pol ST1: A Sustainable Vision for Cumbria

Joint Str. Plan Pol ST2: Assessing impact on sustainability

Joint St.Plan Pol ST3: Principles applying to all new devel.

Joint Str. Plan Pol ST4: Major development proposals

Joint Str.Plan Pol ST5: New devt & key service centres

Joint Str. Plan Pol ST8: The City of Carlisle

Joint Str. Plan Pol EM13: Employment land provision

Joint Str. Plan Pol EM14: Dev.employment land other purposes

Joint St. Plan Pol H17: Scale of housing provision

SCHEDULE B: Reports Requiring Further Information

09/0413

Joint St. Plan Pol H19: Affordable housing outside Lake Dist.

Joint St. Plan Pol T29: Safeguarding future transport schemes

Joint St. Plan Pol T30: Transport Assessments

Joint St. Plan Pol T31: Travel Plans

Joint St. Plan Pol E37: Landscape character

Joint St. Plan Pol C42: Flood risk and development

Joint St. Plan Pol R44: Renew. energy out. LDNP & AONBs

Joint St. Plan Pol L57: Leisure and recreation spaces

Local Plan Pol DP1 - Sustainable Development Location

Local Plan Pol DP6 - Carlisle Northern Development Route

Local Plan Pol CP2 - Biodiversity

Local Plan Pol CP3 - Trees and Hedges on Development Sites

Local Plan Pol CP5 - Design

Local Plan Pol CP9 - Devel., Energy Conservation and Effic.

Local Plan Pol CP10 - Sustainable Drainage Systems

Local Plan Pol CP11 - Prot. Groundwaters & Surface Waters

Local Plan Pol CP12 - Foul & Surf. Water Sewerage/Sew. Tr.

Local Plan Pol CP13 - Pollution

Local Plan Pol CP14 - Waste Minim. & Recycling of Waste

Local Plan Pol CP15 - Access, Mobility and Inclusion

Local Plan Pol CP16 - Public Trans. Pedestrians & Cyclists

Local Plan Pol CP17 - Planning Out Crime

Local Plan Pol EC1 - Primary Employment Areas

Local Plan Pol EC22 - Employment & Commercial Growth Land Al

Local Plan Pol H1 - Location of New Housing Develop.

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Local Plan Pol H3 - Residential Density

Local Plan Pol H5 - Affordable Housing

Local Plan Pol H16 - Residential Land Allocations

Local Plan Pol IM1 - Planning Obligations

Local Plan Pol LE8 - Archaeology on Other Sites

Local Plan Pol LE10 - Archaeological Field Evaluation

Local Plan Pol LE26 - Undeveloped Land in Floodplains

Local Plan Pol T1- Parking Guidelines for Development

Local Plan Pol LC4 - Children's Play and Recreation Areas

Local Plan Pol LC8 - Rights of Way

Local Plan Pol LC11- Educational Needs

Local Plan Pol LC15 - Percent for Art

2. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): awaiting comments;

Dalston Parish Council: the Parish Council at its meeting held on 9th June 2009 resolved to make the following comments regarding application 09/0413:

1. Dalston's main interest lies in the traffic and environmental impacts. It is essential that the infrastructure to accommodate this size of development is in place before it is commenced. The North West Development Route is not yet built and, in any case, stops at Peter Lane.
2. It was thought to be a pity that these proposed dwellings are not designed to the highest environmental standard.
3. The proposed development is only 2 miles from Dalston, therefore, where provided, residents will use Dalston services with consequential impact on traffic and parking – up to 970 additional daily vehicle movements indicated on Peter Lane, Dalston Road and Wigton Road. A proportion of these will travel through Dalston to the south end of Carlisle and J42 on M6.
4. Surely this development should re-open the consideration for a southern by-pass to J42 on M6.
5. Note should be taken that Dalston has a HGV restriction which must continue to apply to all heavy goods vehicles, particularly those of contractors accessing this proposed development site if approved.
6. It has been indicated to Dalston Parish Council that both Wigton Road and Dalston Road are of insufficient width to accommodate a bus lane. The success

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- of park and ride must rest on the efficiency and speed of access to the city centre.
7. While the scheme is to be phased, there is not much mention of the shopping demands. If, in the early stages, the likelihood is that residents will come to Dalston, then this will seriously impact on traffic and parking.
 8. It should be remembered that there is still an undetermined proposal for a Dobbies Garden World and associated out of town shopping in Dalston Parish. Cumbria County Council has already expressed concerns regarding the effects of traffic volumes arising from this separate development.
 9. The Morton development brings Carlisle much closer to Dalston and erodes the intervening green field land.
 10. It should be noted that there remains a proposal for a Cumbria waste management centre on part of this development land with a significant consequential increase in heavy goods vehicles in the area. This is not apparent on the plans.
 11. The development of this large residential and employment area would put pressure on the policing resources in this rural area of Carlisle District;

Cummersdale Parish Council: recognise that the Adopted Local Plan 2008 confirms its District Centre status and the development of the site for housing, employment, retail and local amenity. Having had a presentation of the plans at an earlier Parish Council meeting the members were broadly supportive of the proposals for the development. However, the Council do have concerns about the apparent lack of evidence of the supporting infrastructure for this application and wish to make the following observations.

Infrastructure - this application represents one of the largest schemes to come before the Council, in what is now designated as a District Centre. At the Re-Deposit Draft Stage a paragraph was inserted into the Local Plan to the effect that there should be no development until there is the infrastructure to support it. As far as we are aware, the Inspector did not rescind this statement. It is not sufficient to simply provide the infrastructure for the site itself and its immediate area. It is disappointing then to see the minor nature of the changes to the two principle roads Dalston Road and Wigton Road, to accommodate a development on this scale.

The initial application is for 825 houses plus retail and employment, but this does not include the two separate sites at Dalston Road and another substantial site at the North side of Wigton Road, shown on the plans. The total number of housing units to be serviced by these two roads, we estimate will eventually be of the order of 1,300. There are already infrastructure issues, even without 1,000+ houses plus these other developments at Morton.

Traffic Issues - for those locals who use the road network in the area on a regular basis, particularly in the peak periods, there appears to be virtually no changes to the road network and associated infrastructure to accommodate a development on this scale. This applies particularly in the approaches to the hub. For example, tailbacks from Junction Street to Dunmail Drive on Dalston Road, and even more so on Wigton Road, suggest that these junctions are already at or above capacity at peak periods. At over 40,000 vehicles per day, Castle Way is one of the busiest roads in Carlisle.

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We understand that the Highways Authority have commissioned Capita to produce a report but that this is not yet available. Given the traffic problems in the Wigton Road, Dalston Road, Caldewgate area, we see this as a pre-requisite for any consideration of this application.

No-one has challenged Professor Whitelegg's assertion in his previous report on the Morton Masterplan, that on average, each new household will generate 7 additional car journeys a day. Even allowing for mitigating measures, including extending the bus service into the site, it seems reasonable to assume that, together with the retail and employment proposals, there will be several thousand additional car journeys per day in this area, - we estimate in the order of 5-7,000. There is no guarantee that the bus operator will maintain the projected service levels unless subsidised by the Council.

Development on this scale will inevitably increase the pressure on Dalston Road and Wigton Road, especially at the junction with Caldewgate/ Castle Way, and also in Dalston. The Dalston to Durdar/M6 road is increasingly being used as a rat run and is de-facto Carlisle's Southern by-pass. For those going South, it will be used as such by significant numbers of these new residents in order to avoid the city.

Roundabout at Dalston Road/ Peter Lane - the phased development of the site is to start at the Dalston Road side. Given the above, we are particularly concerned to see that the intended roundabout at the junction of Peter Lane, Grace Lane (an offset junction) with Dalston Road, at very edge of Morton site, has been removed from the current plan. A roundabout would have slowed the traffic coming down on the de-restricted road from Brow Nelson, and allowed an orderly merging of the traffic at this busy junction. The residents from Grace Lane have already raised this matter as a formal objection. It seems that there has been a meeting with representatives from the Highways Department specifically on this issue. We urge that the roundabout be re-instated.

Junctions - residents are concerned about the access to the site (there are 5 shown) and particularly the one shown on Wigton Road at the approach to Garden Village which will serve both residential and commercial. There is a gradient with a crest and bend at this point.

Employment Site - it is noted that the roundabout on Wigton Road has also been reduced from 5 spokes to 4 spokes, and now with no direct access to the employment site at the corner. Vehicles can only access it from further along Wigton Road. Vehicles emerging from the site must turn left towards the CNDR roundabout at Newby West. We assume that this is in recognition of the traffic pressures in that area.

The employment site is for light industrial/commercial, Category B1. Despite this, the County Council, in The Cumbria Minerals And Waste Development Framework consultation document dated 5.6.09, still identifies this corner site on Peter Lane and CA 06, as one of the possible sites of 2-3 hectares, for waste management facilities. The Parish Council previously objected to the location of a facility of this sort at the gateway to the city and consider it totally inappropriate.

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Air Quality - the Environmental Protection Services of the City Council have a statutory obligation to inform the authority of the consequential environmental impact of any large scale scheme such as this, in areas beyond the immediate development site. From discussions with the department it is clear that they have exercised that responsibility and at this time are not satisfied in this respect. The figures show that Nitrogen Dioxide (NO₂) air pollution levels (microgrammes/ cubic meter) in the rural areas of Dalston Road, Wigton Road and Peter Lane, as expected are well within the set limits of 40 units. But their NO_x Diffusion Tube monthly analysis in the Dalston Road Wigton Road, Junction Street area, show significant breaches of air pollution limits, some by substantial margin. This may well lead to (Air Quality Measurement Area) AQMA designations requiring appropriate action, at a number of locations. This is even before the proposed developments at Morton. It is not evident in the application what measures are being taken to deal with this.

Sewage/ Waste water treatment capacity - a significant local company has consent for a substantial discharge of effluent into the local sewer network. Because of capacity issues, United Utilities impose a reservation charge which allows the company to reserve additional capacity for future expansion of the operation, potentially restricting other companies from discharging into the sewer network. Presumably this is to avoid exceeding the capacity of the treatment works.

Under the proposal, a pumping station is to be installed at the North East end of the site, delivering into the existing network. This raises the issue of the capacity of the network and treatment works to cope with this development. Since Carlisle has been identified as been identified as a growth point in the NW Sub region, we assume that additional capacity may well need to be installed at the sewage treatment works.

United Utilities are regulated by the Environment Agency, including their discharges. Our understanding is that current works at the Willowholme treatment plant is not designed to increase capacity but for the installation of Phosphate removal plant.

PPS25 Development and Flood Risk. (Sustainable Urban Drainage System (SUDS)) - we assume that the holding tanks on Dlaston Road, which take the run off from the Pirelli site, have been factored in to the overall scheme.

"Local Authorities have the role of implementing Agenda 21 and developing strategies to secure sustainability at local level. This general principle applies to drainage - - -"

"The ownership and maintenance of conventional piped drainage systems is clearly defined in Sewers for Adoption (Water Services Association 1994) However, by their nature many SUDS can be regarded as drainage or landscape features, and there is no clear guidance on who is responsible for the operation and maintenance of such facilities."

This is an outline planning application for one part of the site and does not include all the potential developers. Whose responsibility is it for the system which is an integrap part of the on-site infrastructure, particularly since this is to be a phased development?

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One area of the site has been identified as susceptible to flooding, but in general we anticipate that the attenuation ponds are designed to accommodate the expected run off. On at least two occasions in recent years, Dalston Road has been impassable due to flooding. It is suggested that this is due to the capacity of the culvert which is to be removed, but presumably the culvert under the road will be retained. This poses a number of questions;

- a. Are the rainfall figures based on the Met. Office figures for Carlisle?
- b. Are the attenuation ponds designed to handle a 1 in 30 year rainfall event?
- c. Which of the following rainfall patterns have been used; 1 in 15mins, 1 in 30mins, 1 in 60mins or 1 in 120mins?

Electricity Pylons - from discussions, it seems that the Electricity Pylons will need to be removed and re-routed to service the site. This will be extremely costly. Again, given that it is to be a phased development with a number of developers, how will this be accomplished and who is to be responsible for this?

These are all essentially infrastructure issues associated with the site and the wider area affected by the development;

Environment Agency (N Area (+ Waste Disp)):

Development and Flood Risk - this site is located within Flood Zones 1, 2 and 3 as defined in Table D.1 of Planning Policy Statement 25: Development and Flood Risk (PPS25). Due to the size scale of development proposed this application if approved could result in a significant change in the hydrological conditions and will generate significant quantities of rainfall runoff, which if not managed in line with current best practice guidance could exacerbate flood risk elsewhere.

The Environment Agency have been involved in consultation and liaison with the applicant's consulting engineers in relation to the supply of information pursuant to the production of the FRA and the ongoing development of the design proposals in relation to floor risk management and the disposal of clean uncontaminated surface water from the development site.

The Environment Agency broadly support the findings of the May 2009 Flood Risk Assessment Report (FRA) produced by Mouchel and therefore has no objection in principle to the development providing the findings and mitigation measures outlined in the Report are taken forward into further detailed design.

As a result of the Development Team Group meeting held in Committee Room C of your Civic Centre on 10 June 2009, the Environment Agency understands that this may result in some revision of the indicative masterplan as currently proposed. However, none of the above discussed changes are likely to significantly affect our comments in relation to the FRA or the parameters for managing flood risk in relation to the development.

The Environment Agency are therefore happy to recommend the inclusion of the following conditions in relation to the current outline application.

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Condition 1:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion

Reason

To prevent the increased risk of flooding, to improve and protect our water quality, improve habitat amenity, and ensure future maintenance of the surface water drainage system.

Condition 2:

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 2009 and produced by Mouchel and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 yr plus climate change rainfall event, in accordance with section 7.5 of the Flood Risk Assessment Report, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. In accordance with section 7.2 and 7.4 page 18 of the Flood Risk Assessment Report, all development inclusive of the proposed attenuation ponds shall be located outside the 100 year with climate change outline.
3. Confirmation of the opening up of any culverts across the site.
4. In accordance with section 7.3 of the Flood Risk Assessment Report and Appendix E. Finished floor levels shall be set no lower than 600mm above the modelled 1 in 100 yr flood level plus an allowance for climate change. OK

Reason

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
3. To reduce the risk of flooding from blockages to the existing culverts (s).
4. To reduce the impact of flooding on the proposed development and future occupants.

The Environment Agency is supportive of the environmental enhancement possibilities offered as a result of realignment of Fairy Beck main river into a more natural sinuous and natural form.

Please be aware however, that Fairy Beck is designated 'main river'. Therefore,

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under the terms of Water Resources Act 1991 and Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any works in, over, under or within 8m of the 'main river'.

The applicant should note that the Environment Agency has a period of two months to determine a valid application for Land Drainage Consent. We would advise that this period is taken into account when planning works which require such consent.

Recreation and Biodiversity - we consider that the wetland planting indicated on the indicative masterplan will contribute to meeting the requirements of PPS9 for protecting and enhancing biodiversity. The following condition is therefore necessary:

Condition 3:

A scheme for wetland planting along the course of Fairy Beck must be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To improve the biodiversity along the course of Fairy Beck and enhance the area as a green corridor.

It may be appropriate that this condition is combined with other elements of landscaping and planting to create one catch all condition. This would be acceptable to us provided the wetland planning is specifically mentioned as a requirement of any larger landscaping scheme.

Pollution Control - the sewerage undertaker should be considered regarding the availability of capacity in the foul water sewer. If there is not capacity in the sewer then the Environment Agency must be re-consulted with alternative methods of disposal.

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Contaminated Land - we agree with the recommendations in 11.71 of the Environmental Statement regarding the need for supplementary ground investigation. We would expect that this further work is conditioned in line with comments from Environmental Health. Areas of concern for such investigation should include, the vicinity of the substation, farm burial sites, disposal pits and landfill;

Cumbria County Council - (Archaeological Services): our records indicate that the site lies in an area of some archaeological potential. The archaeological desk-based assessment and Environmental Impact Assessment of the site indicate that a

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number of prehistoric finds have been revealed in the vicinity, that the line of a Roman road is likely to diverge from the main road and cross part of the site, and that the site has the potential to contain medieval and early post-medieval agricultural remains.

The site has been the subject of an archaeological geophysical survey. This has identified some features that may be of archaeological interest and warrant further archaeological investigation. Slight prehistoric remains are very difficult to find through a geophysical survey, as shown recently in the investigation at Carlisle Airport, and the EIA suggests that the soil make-up on the site may mask any remains of the Roman road, which was not shown in the geophysical survey. Consequently, there is still the potential for unknown archaeological remains to survive on the site.

Although the extent of the archaeological work undertaken to date is not sufficient to confidently indicate that no remains of archaeological interest survive on the site, it is considered that the results of the geophysical survey are detailed enough to indicate that it is highly unlikely archaeological remains of national importance survive that would be regarded worthy of preservation in situ.

There is a likelihood that archaeological remains survive that would be of sufficient worth to preserve by record and so further information regarding the quality and survival of archaeological remains within the development area is still required. I do not consider an appropriate mitigation scheme to be an archaeological watching brief on the ground works across the whole development site, as suggested by the EIA. Undertaking a watching brief on a 47 hectare development would not be an efficient use of resources and would not be the most successful method of identifying and recording archaeological remains. Instead, I recommend that the site should be subject to a programme of targeted archaeological evaluation and, where important archaeological remains survive, recording. I consider that this programme of work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of two conditions in any planning consent. I suggest the following form of words:

Condition 1:

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

This written scheme will include the following components:

- i) An archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation;
- ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and

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for the examination and recording of such remains

Condition 2:

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

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

I would also suggest that you advise the applicant that such archaeological investigations are liable to involve some financial outlay.

Department for Transport (Highways Agency): awaiting comments;

United Utilities (water & wastewater): at this moment in time I have to object to this planning application. The site must 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. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. The applicant must agree the proposals for the provision of foul sewerage and connection with United Utilities. We request that this is discussed before planning permission is granted. The developer should contact Andrew Roughley, catchment analyst (tel no 01925 537179) to discuss this matter in more detail.

We can readily supply water for domestic purposes but would require further details regarding water demand for employment uses.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

The level of cover to the water mains and sewers must not be compromised either during or after construction;

United Utilities (electricity): awaiting comments;

Community Services - Drainage Engineer: awaiting comments;

Cumbria County Council (Strategic Planning Authority): we do not consider the proposal to be a Category 1 application consultation because the proposal broadly fits with the mixed residential/business park allocation in the adopted Carlisle District Local Plan 2001-2016 (adopted 9th September 2008). The County Council will not therefore be responding with a detailed corporate report from a strategic planning

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policy perspective. However, we would nevertheless wish to raise concerns that the proposal would provide 4ha less Business/Science Park land than that allocated under Policy EC22 in the adopted Carlisle District Local Plan. This situation would, as a consequence, leave insufficient Business/Science Park land remaining to accord with the saved and extended Cumbria and Lake District Joint Structure Plan Policy EM13. In this regard, Policy EM13 requires a total Business/Science Park provision of 20ha within Carlisle District, between the period 2006-2016.

According to the County Council's Employment Land and Floorspace Assessment (March 2008), and by taking account of the 12ha of Business/Science Park land allocated at Morton and the 4.37ha of land that has the benefit of planning permission at Rosehill Industrial Estate, together with a small parcel of Business/Science Park land already completed at Harraby Green Business Park since 2006 (total 0.26ha), there is currently a deficit of 3.37ha Business/Science Park employment land within the adopted Local Plan.

In other words, there is a total of 16.63ha available up to 2016, as against a requirement of 20ha under Joint Structure Plan Policy EM13.

The proposal arising out of the current planning application to reduce the amount of Business/Science Park land by taking 4ha out of the Morton Business/Science Park allocation (12ha – 4ha = 8ha) would, in effect, make this situation much worse, leading to a total deficit of 7.37ha up until 2016 (i.e. 20ha – 16.63ha - 4ha = 7.37ha).

Should Carlisle City Council be minded to approve the current planning application for Morton, we would recommend the following in order to make sure that sufficient Business/Science Park land is provided throughout the period 2006-2016 to accord with Joint Structure Plan Policy EM13. Carlisle City Council could therefore either:

- identify additional Business/Science Park land through the new Local Development Framework process, and/or
- re-allocate other Regional Investment Site and Strategic Employment Site allocations to Business/Science Park land.

Cumbria Constabulary - Crime Prevention: awaiting comments;

Environmental Services - Green Spaces: awaiting comments;

Development Services Planning & Housing Services - Local Plans: awaiting comments;

Planning & Housing Services - Housing Strategy: the following comments relate to the Affordable Housing Statement, included as Annex 1 of the applicant's Planning Statement.

1. The proposed affordable housing percentage 30% meets with Housing Strategy and Local Plan targets. Housing Services would be broadly supportive of the indicative unit mix, set out in table 1 (p.6) and we particularly welcome the fact that the "emphasis will be on houses rather than apartments" due to the current oversupply of flats in the city.

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The principle issues requiring further work and negotiations relates to para 2.18: "Discussions with the Council's Housing Enabling Officer have confirmed that the City of Carlisle will support bids for Social Housing Grant funding and this has informed the proposed housing mix and the subsequent wide range of choice offered within the affordable housing tenures...". I don't recall having these discussions (unless the applicant or their agent discussed this with a colleague)? However, it is uncertain how many (if any) units might be eligible for Social Housing Grant. Recently, we have managed to get some units funded by the HCA (Homes & Communities Agency) on S106 schemes - however, these have been classed as "additionality" (i.e. over and above those affordable units already secured through S106 agreement). It seems doubtful whether the HCA would fund the affordable units referred to in the Affordable Housing Statement if they are already subject to a S106.

2. It would be useful to meet the applicant to discuss the issues detailed above in more detail - we would also recommend that the applicant enlists a RSL partner in respect of the affordable housing as a priority, so that we can engage in tri-partite negotiations to reach agreement on the affordable housing requirement as soon as possible.

3. The penultimate bullet point of para 3.5 states that: "The proposed unit sizes reflect the market housing mix with flexibility to enable different units within the affordable housing tenures. Social rented homes may require greatest emphasis on family sized housing and bungalows for the elderly while intermediate tenure properties may be suited better to smaller 1* and 2 bed units to improve affordability. (*There are actually no 1 bed units in the proposed affordable unit types?) Again, this would require careful negotiation, as there are also families requiring larger properties in the intermediate sector.

4. Para 3.7 refers to Local Plan policy H5 stating that "in relation to the affordability of intermediate housing these are to be provided at a discounted market value where a discount in the range of 25-30% will be sought in perpetuity" The updated Housing Strategy for Carlisle 2005-2010 (from 2007) - endorsed by full Council - stipulates that this will be 30% other than in "exceptional circumstances" (para 4.2 (f)).

5. The location of the affordable units should be handled sensitively - these properties should be dispersed over the scheme rather than 'clumped together' so that the different tenures are indistinguishable along the lines of the mixed sustainable community model.

Urban Designer (Carlisle Renaissance): broadly supportive of this proposal and welcome the applicant's response to the site in terms of suggested urban form and approach to existing and potential landscape features. The disposition of uses across the site is welcome as is the suggested range of building types and storey heights, which I feel has the potential to create a distinctive urban extension with a sense of place. (A number of my comments relate to the reserved matters and detailing of the scheme but it is also important that they are raised at this stage and incorporated into future work).

I raised the bulk of the comments which follow at the Development Group meeting

10/06/09 but restate them here for clarity.

Integration of development - The interface between the application site and surrounding areas is critical. This is both in terms of orientation of buildings and also the movement and landscape framework for the site. As such, full consideration should be given to the integration of the site and Morton Park immediately to the north. The suggested relocation of the proposed allotments from their proposed location to a site straddling the existing POS just south of Ellesmere Way/North west of Millbeck presents an opportunity to eliminate the proposed footpath which passes problematically between the north of the allotments and the southern boundary of Morton Park. 'Land locking' the allotments against the Ellesmere Way boundary will reduce opportunities for antisocial behaviour and fuse the new development more cohesively with its neighbour.

As an aside to this, pulling residential uses to the quadrant formerly occupied by the allotments brings residential uses closer to the proposed district centre, creating a better interface of uses. I would suggest land locking this new residential block against the rear of Ellesmere Way, eliminating the section of footpath proposed at present. The footpath would continue as drawn to the immediate west of the new housing block, before exiting to the north of the new district centre into the Westrigg Road area. The district centre/footpath/POS at Westrigg Road require further consideration but this may be out-with the scope of this application. The western boundary of the new residential block should address the western edge of the site, facing towards Wigton Road.

The additional land gained by residential in the former allotment block could be balanced by the requested widening of the corridor of green space aligning with Fairy Beck and also with a possibility of introducing two or more residential 'squares' at modified junction points within the housing areas, replicating the detail indicated at the core of the commercial element of the scheme.

Landscaping - As discussed, there is a conflict between the geometry of the 'crescent' and the retained hedge-line within the crescent and associated footpaths/bridleway. Resolution of this could be through the modification of the alignment of the bridleway to follow the arc of the crescent, the removal of the discordant hedgerow yet with retention of key or potential trees within this line, and the continuation of wildlife corridors through detailed landscape treatment. The 'soft surface' preferred for the bridleway could be self-binding gravel or similar – as used in the bridleways within London's royal parks. A crescent-path of this material, bounded by a more conventional footpath and accompanied by avenue tree planting might be an appropriate treatment for the circus element of this scheme.

Movement and layout - The approach to highways and access issues as set out in the Design Statement is especially welcome, reflecting as it does current national MfS guidance. The indicative sections set out on p66 of the Design Statement need to be followed through into the implemented scheme. Design elements such as avenue tree planting, on-street parking and an adequate enclosure of space through an appropriate ratio of building height to street width are welcome elements of the proposal which require continuation through to the reserved matters application;

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Ramblers Association: awaiting comments;

Cumbria County Council - Transport & Spatial Planning: would like to know if the business park element of the Morton planning application can be included as a possible site for a built waste management facility. In my opinion the most likely type of development could be a small district heating system for the new development using a waste derived fuel. That was why I was asking how the proposed development was intending to comply with the RSS Policy EM18 requirement to secure at least 10% of its energy needs from decentralised renewable or carbon sources. The county's municipal waste management contract is based on two Mechanical and Biological Treatment plants which produce a solid recovered fuel. Planning permission has been granted for one of these plants at Hespin Wood, near Carlisle.

At an earlier stage, in 2007, we identified the Peter Lane, Cummersdale land as a Preferred Area to accommodate a built waste management facility on around 2ha. I shall be grateful if you can let me know what the Church Commissioners views would be about us identifying part of the site as one that is being considered;

Community - Env.Services - Green Spaces - Countryside Officer: I am concerned about how Public Bridleway 111007 will fit into this plan. At this stage we do not want to propose detailed alignments, rather to point out strategic links which we would like to see.

The minor suggested re-alignments of the public bridleway do not fulfil an effective strategic role because both ends of the route meet the highway at points that do not link directly with other countryside links. In this case both the Wigton road and the Dalston road are busy and fast roads so we would wish to minimise or eliminate the need for walkers/ riders to travel along them.

I am listing the nodes that we would ideally like to see paths linking to:-

1. CNDR Roundabout: there will be a parallel footway/cycleway along the length of the CNDR. This makes it an important strategic node particular for cycleway access.
2. Cummersdale Road: the developer's existing proposed footpath/cycleway will neatly link with this route.
3. Public Footpath 109374 (on NE side of Pirelli works): I understand that the City Council are proposing to upgrade this route to cycleway. This path links eastwards to join the Caldew Cycleway at the riverside, thus giving links through towards the city centre and out to Dalston.
The developer's existing proposed footpath cycleway will be ideal to link with this route.

Two of these three proposals (2 and 3) are in place on the plan. We would support these and urge that these be carried forward. We would strongly value the rerouting of the NW end of the bridleway to link more directly to the CNDR roundabout.

In addition to this we would suggest an additional change (4) on the second phase block at the S corner. If the proposed dead-end footpath/cycleway could be carried through to the junction of Peter Lane and Dalston Road it will link with existing Public Bridleway 111002 Grace Lane opposite.

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Items 1,2 and 3 are the most important nodes. Item 4 would still be valuable, especially for equestrians. It should be noted that there is an equestrian centre at Kingrigg who would benefit from any increase in riding links.

At this stage it is not necessary to discuss how each route would be treated. The alignment of Public Bridleway 111007 through the development site was substantially diverted in 1991 so there are no historic factors to constrain the west end of the route. I cannot envisage any real constraints to the east end either if a proposal was to benefit the public interest;

Environmental Services - Environmental Quality (Air): unfortunately Environmental Quality has not been contacted by the applicant or their consultant in respect to the methodology/scope of works for the assessment (with the exception of the initial scoping opinion requested).

Following recent discussions with the County Council it is considered possible that the development will impact on the local road network and on the areas within/ adjacent to the AQMA's declared on Wigton Rd, Dalston Rd and Bridge Street. It is therefore considered advisable that the impact of the development is fully considered and suitably quantified following the guidance set out in Defra's updated Local Air Quality Management guidance document LAQM(TG09) and the environmental protection UK (formerly the NSCA) guidance document 'Development Control: Planning for Air Quality.

In particular due to the scale and nature of the development and it's possible effect on areas within/ adjacent to our AQMA's it is considered more appropriate for the assessment to be based on a local dispersion model such as ADMS-Roads, and not on the DMRB, a more simple screening model used in the report.

Furthermore receptors quoted as likely to be affected by the development have been identified in the report and used for modelling purposes. Receptotrs 1-11 are close to the development site, receptors 12-19 are closer to the city centre adjacent to or within the AQMA's. The report however does not provide results of the DMRB modelling for these latter receptors, stating insted that "only incremental contributions from the development are presented for these receptors due to the uncertainty over town centre vehicle movements in future years".

It appears that this is referring to possible changes in traffic flows arising from the Air Quality Action Plan currently being revised by the City Council and the County Council to take account of the AQMA's declared last year. A 'Further Assessment' report has just been completed by AEA Technology to assist the local authority in the action planning process and action measures are still being looked at but it is likely that these will result in significant changes in the traffic flows along Dalston Rd. The County Council is looking to speed up traffic through signalling changes. The CNDR is expected to have an effect on traffic flows on the A595 running through the city. The applicant is advised to speak to the County Council for further details. The local authority has 18 months to produce a revised action plan by Feb 2010.

Their impact assessment also only considers the effect of the development following its completion in 2020. It would be beneficial, as undertaken in the Transport

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Assessment, for the impact to be assessed for each of the three phases as they occur.

Model varification is essential and should be undertaken as part of the assessment. The report states that there are no diffusion tubes located within 1km of the site; there is in fact annual data available for diffusion tables located around the site for 2008 and these are available from this office.

Environmental Services - Environmental Quality (Contamination & Noise): no objections in principal but wish to make the following observations.

Contaminated land - confirm that the conclusion and recommendations related to contaminative land uses should be implemented. Namely that a more accurate assessment of risks is carried out; it should be noted that even after liaison with the farmer then some intrusive investigation should be carried out. The extent of this investigation should be more detailed in the location of the area to be used for allotments.

Investigation of the soil gas regime and potential contamination adjacent to the landfill, fuel station and electricity sub station must also be undertaken.

All investigations etc should be carried out in accordance with CLR11.

In addition to the above although it is unlikely that there is significant contamination on site, there is always a possibility that unforeseen contamination maybe located. The following condition should therefore be applied.

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.

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.

Noise - Planning needs to bear in mind that properties fronting the A595 (10-20m away from the carriageway edge) scattered properties on the road to Newby West (10-20m away from road), eastern edge of Peter Lane (15-40 m away from the road) and properties fronting Dalston Road (South Of Pirelli 10m from road) fall with NEC 'C' which means planning permission should not normally be granted.

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Environmental Quality are of the opinion that should planning permit housing at locations that fall into NEC 'C' then noise mitigation measures are required. These mitigating measures should result in the maximum noise levels being experienced in the property as follows 30 dBA (good bedroom standards) and 40 dBA. (good living room standards). These levels are based on WHO guidance.

Noise, Odour and light nuisance (interface with residential and commercial) - consideration needs to be given to the treatment of the interface between commercial and residential to ensure that the design is such that noise, odour and light nuisance will not arise. A management plan needs to be submitted, that details the measures that will be taken to prevent noise, dust and light intrusion into established residential properties during the development of the site.

Stagecoach Cumberland - Local bus services: awaiting comments;

Cumbria County Council - (Footpaths): awaiting comments;

Northern Gas Networks: no objections to these 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 we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable;

Natural England: awaiting comments;

Cumbria County Council (Education Department): awaiting comments.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
West House	27/05/09	
Kingrigg Farm	27/05/09	
11 Deepdale Drive	27/05/09	
13 Deepdale Drive	27/05/09	
15 Deepdale Drive	27/05/09	
17 Deepdale Drive	27/05/09	
19 Deepdale Drive	27/05/09	
21 Deepdale Drive	27/05/09	
23 Deepdale Drive	27/05/09	
25 Deepdale Drive	27/05/09	
27 Deepdale Drive	27/05/09	
29 Deepdale Drive	27/05/09	
31 Deepdale Drive	27/05/09	
33 Deepdale Drive	27/05/09	
35 Deepdale Drive	27/05/09	
37 Deepdale Drive	27/05/09	
39 Deepdale Drive	27/05/09	
41 Deepdale Drive	27/05/09	
43 Deepdale Drive	27/05/09	
45 Deepdale Drive	27/05/09	
47 Deepdale Drive	27/05/09	
49 Deepdale Drive	27/05/09	
51 Deepdale Drive	27/05/09	

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53 Deepdale Drive	27/05/09	
55 Deepdale Drive	27/05/09	
57 Deepdale Drive	27/05/09	
59 Deepdale Drive	27/05/09	
61 Deepdale Drive	27/05/09	
63 Deepdale Drive	27/05/09	
65 Deepdale Drive	27/05/09	
1 Millbeck	27/05/09	Objection
2 Millbeck	27/05/09	
3 Millbeck	27/05/09	
4 Millbeck	27/05/09	
5 Millbeck	27/05/09	
6 Millbeck	27/05/09	
7 Millbeck	27/05/09	
8 Millbeck	27/05/09	
168 Newlaithes Avenue	27/05/09	
2 Irton Place	27/05/09	
4 Irton Place	27/05/09	
6 Irton Place	27/05/09	
8 Irton Place	27/05/09	
10 Irton Place	27/05/09	
12 Irton Place	27/05/09	
14 Irton Place	27/05/09	
1 Scale Hill	27/05/09	
3 Scale Hill	27/05/09	
60 Ellesmere Way	27/05/09	
62 Ellesmere Way	27/05/09	Petition
64 Ellesmere Way	27/05/09	
66 Ellesmere Way	27/05/09	
68 Ellesmere Way	27/05/09	
70 Ellesmere Way	27/05/09	
72 Ellesmere Way	27/05/09	Objection
74 Ellesmere Way	27/05/09	
76 Ellesmere Way	27/05/09	
78 Ellesmere Way	27/05/09	
80 Ellesmere Way	27/05/09	
82 Ellesmere Way	27/05/09	
84 Ellesmere Way	27/05/09	
86 Ellesmere Way	27/05/09	
88 Ellesmere Way	27/05/09	
90 Ellesmere Way	27/05/09	
92 Ellesmere Way	27/05/09	
94 Ellesmere Way	27/05/09	
96 Ellesmere Way	27/05/09	
98 Ellesmere Way	27/05/09	
100 Ellesmere Way	27/05/09	
102 Ellesmere Way	27/05/09	
104 Ellesmere Way	27/05/09	
106 Ellesmere Way	27/05/09	
108 Ellesmere Way	27/05/09	
110 Ellesmere Way	27/05/09	
112 Ellesmere Way	27/05/09	
114 Ellesmere Way	27/05/09	
116 Ellesmere Way	27/05/09	
118 Ellesmere Way	27/05/09	
120 Ellesmere Way	27/05/09	
122 Ellesmere Way	27/05/09	
124 Ellesmere Way	27/05/09	
126 Ellesmere Way	27/05/09	
128 Ellesmere Way	27/05/09	
48 Bannisdale Way	27/05/09	

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50 Bannisdale Way	27/05/09	
52 Bannisdale Way	27/05/09	Undelivered
54 Bannisdale Way	27/05/09	Undelivered
56 Bannisdale Way	27/05/09	Undelivered
58 Bannisdale Way	27/05/09	Undelivered
1 Garden Village	27/05/09	
2 Garden Village	27/05/09	
3 Garden Village	27/05/09	
4 Garden Village	27/05/09	
5 Garden Village	27/05/09	
6 Garden Village	27/05/09	
7 Garden Village	27/05/09	
8 Garden Village	27/05/09	
Oakbridge	27/05/09	
Torbay	27/05/09	
Cartref	27/05/09	
Dunvegan	27/05/09	
Duntovin	27/05/09	
Cadnant	27/05/09	
Hartside	27/05/09	
Valetta	27/05/09	
Top Flat	27/05/09	
Bottom Flat	27/05/09	
Newby West Petrol Station	27/05/09	
Modeen	27/05/09	
Crinkle Hill	27/05/09	
Thirlstane	27/05/09	
Greenways	27/05/09	
Persimmon Homes Lancashire	27/05/09	
Cummersdale Grange Farm	27/05/09	
High Brow	27/05/09	
High Brow	27/05/09	
High Brow	27/05/09	
Kingrigg Farm	27/05/09	
49 Peter Lane	27/05/09	
50 Peter Lane	27/05/09	
51 Peter Lane	27/05/09	
Dansden House	27/05/09	
South View	27/05/09	
Halfway House	27/05/09	
Rosehill	27/05/09	
Burnside	27/05/09	
Larkspur Cottage	27/05/09	
Leswain	27/05/09	
Mandalay	27/05/09	
Kimberley	27/05/09	
Lark Hill	27/05/09	
Cummersdale Grange	27/05/09	
48 Cummersdale Road	27/05/09	
1 Irvings Place	27/05/09	
2 Irvings Place	27/05/09	
3 Irvings Place	27/05/09	
4 Irvings Place	27/05/09	
5 Irvings Place	27/05/09	
6 Irvings Place	27/05/09	
7 Irvings Place	27/05/09	
8 Irvings Place	27/05/09	
Pirelli Tyres Limited	27/05/09	

3.1 This application has been advertised by means of a press notice, three site

notices displayed around the boundaries of the application site together with the direct notification of the occupiers of 142 neighbouring properties. At the time of preparing the report objections/concerns from the occupiers of two properties and a petition with eighteen signatures objecting to the development have been received.

3.2 The letter of objection raised the following:

1. Impact on wildlife and their habitats;
2. Loss of View;
3. Objection to other development approved by Carlisle City Council in the urban area;
4. Concern over proposed bus route in regarding to 1 Millbeck in relation to noise levels.

3.3 The concern is in the basis of:

1. Lack of visibility turning into Grace Lane from Dalston with traffic turning right from Carlisle into Peter Lane;
2. Concerns over safety of pedestrians and traffic along this route with calls for a roundabout to mitigate this;

3.4 The petition raises the following grounds:

1. Concern regarding the siting of the footpath/cycleway in relation to the properties of Ellesmere Way.
2. Concern over security to the rear of Ellsemere Way as none of the new-build properties will overlook this amenity space.
3. Suggested re-siting of the footpath/ cycleway to further away from existing residences.
4. Question any legal limitations regarding the land.

4. **Planning History**

4.1 The current proposal site is the subject of an application previously "called in" by the Government Office for the North West (GONW), reference number 98/0234, seeking outline permission for the development of land for residential, employment and public open space.

4.2 Neighbouring land is also the subject of two previous applications (reference numbers 00/0439 and 00/0748) that were "called in" by the GONW. Application 00/0439 sought outline permission for residential development on land at Peter Lane/Dalston Road. Application 00/0748 was for full

permission to erect 198 dwellings on fields adjoining Garden Village, Wigton Road.

5. Details of Proposal/Officer Appraisal

Introduction

- 5.1 The application site is located approximately 3 km south west of Carlisle City Centre comprising 47 hectares of undulating farmland associated with and incorporating Cummersdale Grange Farm steading. The site is generally characterised by open views interspersed by mature hedgerows and standard trees with the land gently rising from the south-west to north-east. The site is bounded by Dalston Road to the south-east, by Peter Lane to the south-west and by Wigton Road (A595) to the north-west. The north-eastern boundary backs onto existing suburban residential properties. A bridleway crosses the site from Dalston Road through the existing buildings of Cummersdale Grange Farm leading to Wigton Road/A595. An overhead power line traverses the north-western portion of the site. Access to a sub-station is achieved via a lane off Wigton Road. Fairy Beck, a designated "Main River", also runs from the Peter Lane boundary to Dalston Road and the land lying to the east of Deep Dale and Winscale Way. A secondary watercourse joins Fairy Beck to the west of Cummersdale Grange Farm steading. The land to the south of Millbeck, Deep Dale and Winscale Way falls, in part, within Flood Zones 2 and 3. Low pressure gas pipelines run down Dalston Road and Wigton Road, and a medium pressure gas pipe along Peter Lane.
- 5.2 The application site is in the majority owned by the applicant with the remainder owned by the City Council. Neighbouring land that is part of the overall strategy for Morton is owned by the City Council and other third parties.

Background

- 5.3 The site was originally allocated for development in 1997 under the Carlisle District Local Plan and the Morton Development Brief. On the 21st December 2000 the Morton Masterplan and Development Framework was subsequently adopted by the City Council as Supplementary Planning Guidance. The site is allocated for development under the Carlisle District Local Plan 2001-2016 with the adjoining area to the north-west allocated as a site for retail and a "Park & Ride" facility.
- 5.4 The current proposal site along with neighbouring land are the subject of three previous applications (reference numbers 98/0234, 00/0439 and 00/0748) that were "called in" by the Government Office for the North West (GONW) in July 2001. On the 4th June 2009 GONW confirmed that because of the change in circumstances it has been decided to cancel the July 2001 call in letters and therefore the City Council can process not only the previous applications but also the current proposal as considered appropriate.
- 5.5 The present proposal seeks outline permission for a mixed scheme consisting

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of 20.6 hectares of residential land, 8 hectares of business park, and 14.5 hectares of open space. This includes a maximum of 825 houses, 40,000 sq. metres of business park floor space, 0.4ha net equipped playgrounds, 0.7ha net informal playspace, 24 allotment plots, and a public art "focal point". The intention is for 1.2 ha of the site to be left undeveloped for five years for the possible provision of a primary school. The overhead power line will also be re-routed.

- 5.6 The submitted Masterplan accompanying 09/0413 identifies five points of vehicular access namely: one from Wigton Road serving the employment land in particular; two from Peter Lane; and two from Dalston Road. Two of the proposed accesses via Peter Lane and Dalston Road would also serve land designated for residential purposes under the Local Plan (but not part of this application) at the junction Peter Lane and Dalston Road. The layout takes account of the CNDR roundabout at the junction of Peter Lane with Wigton Road, and links in to the indicated road and roundabout to serve the retail/park and ride site.
- 5.7 This application is accompanied by an Affordable Housing Statement, Statement of Community Engagement, Development Land Statement, Planning Statement, Flood Risk Assessment, Environmental Statement, and Design and Access Statement.
- 5.8 The submitted Affordable Housing Statement states that there is a significant need for accelerated provision of housing in Carlisle with regard to the North West area's Growth Point Status and the requirement for an additional 30,000 new homes. Application proposals for this development accord with planning policies for affordable housing. The proposals for the delivery of up to 248 affordable units (30% of the total provision) meets the requirements set out in the Local Plan and regional spatial strategy. The mix of tenure proposed by the development will also add to the diversity within the local housing market and contribute to creating a mixed and balanced community. There is a lack of larger family sized social rented housing within Carlisle and so to help address this, 70% of the proposed affordable housing will be in the form of 3 and 4 bed units. This scheme will therefore be of significant benefit in addressing housing need locally.
- 5.9 The Statement of Community Engagement explains that the developer has consulted with the community and local stakeholders in a number of ways. A public exhibition was held to display proposals for the land and gain feedback on 18th July 2008. This was well publicised with letters of invitation being sent to approximately 5,000 local households and an advertisement being placed in the Carlisle News and Star. This public exhibition was attended by a total of 274 local residents and other interested people. Feedback forms were given out, with 51 handed back with comments. The developer was also contactable by telephone for those people who are hard-to-reach. The mechanisms used for feedback are in line with Carlisle City Council's procedures as listed in its Statement of Community Involvement. In response to feedback gained from this exhibition, some changes were made to the scheme. A further exhibition was also held on 2nd June 2009 to give

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local residents the opportunity to comment on the submitted proposals. The general feeling from the exhibition was that proposals would have no negative impact on the local area. This Masterplan has therefore been developed with continued input from councilors and local community representatives. A number of councillors, one Tenants and Residents Association and one Neighborhood Forum were also consulted on the development proposals. Additionally the owners of adjacent development sites, Persimmon Homes and Storey Homes were also consulted.

- 5.10 The submitted Development Land Statement suggests that due to overprovision of employment land in Carlisle, with the example of Parkhouse Business Park that is currently vacant, this increases the argument for an increase in housing land and a decrease in employment land. Over supply of office developments are alleged to be driving down rents and have resulted in large scale vacancies. This document goes on to state that this situation is expected to last well into the future, even without further new provision. The supply of 40,000sqm of business park space is considered to be the limit of employment land that should be provided at South Morton, especially given the current market conditions. It is also suggested that this office development should be considered as the ceiling level of office space in Carlisle to reduce this oversupply.
- 5.11 The Planning Statement explains that the scheme includes a hierarchy of roads designed in accordance with Manual for Streets and supporting best practice on residential Travel Plans and Sustainable Transport Infrastructure in New Developments. The aforementioned Statement explains that a significant proportion of residential accommodation is affordable housing. Priority for this housing will be given to local residents, people who are employed locally or people with local connections. There will be large areas of open space for recreational use and there will also be a number of transport improvements including a dedicated bus only route. One part of the site will be left undeveloped for five years for the possible provision of a single-form elementary school. The Planning Statement concludes that the proposed urban extension fully accords with national, regional and local planning policies.
- 5.12 The Flood Risk Assessment explains that a new foul water pumping station will be situated in the north east corner of the site that will be to adoptable standards. United Utilities have, however, highlighted that their assets on the proposed site have been known to flood and subject to vandalism, and that this may affect the possible location of a new pumping station. The pumping station will connect to the existing sewer system at a location some distance from the site. The site is bisected by Fairy Beck, identified by the Environment Agency as a 'Main River'. The intention is for Fairy Beck to be de-cultivated to create the opportunity for landscape improvement and new habitats.
- 5.13 The FRA goes on to highlight that surface water will be drained from the site using a sustainable design that sets out to ensure discharge into Fairy Beck do not exceed Greenfield run-off values. It is recognised that runoff would increase due to an increase in impermeable area because of the new development and thus a temporary storm water interception system may be

necessary to control this increased surface water run-off. In addition, attenuation ponds will provide storage. Flooding of the site is generally limited to the river corridor and the likely cause of any flooding is excessive rainfall within a limited period overwhelming the drainage capacity of the land and river channel. Petrol interceptors and emergency cut-off at attenuation ponds will ensure that the existing river quality of Fairy Beck or the River Caldew is not degraded. A small part of the site is at risk of flooding however this area will not be used for built development or the location of attenuation ponds. The relevant guidance from the Environment Agency is that any development at the site should have a finished floor level of 600mm above the 1 in 100 year flood level plus an allowance for climate change. During construction the environmental effects of any works will be monitored and controlled.

- 5.14 The submitted Environmental Statement covers the impacts of the proposal on such matters as landscape and visual character, ecology and biodiversity, agriculture, archaeology and cultural heritage, air quality, noise, socio-economic, sustainability and cumulative effects.
- 5.15 In relation to landscape/visual impacts the ES acknowledges that there will be a loss in improved agricultural grassland but the majority of hedges defining the field boundaries will be retained - 20% of the existing hedges will be lost. The intention is for the effects of the proposals on Fairy Beck and its tributary streams to be largely positive with enhancement of visual, recreational and nature conservation of the river corridor along with the creation of wetland areas. This is in the context that there are no high quality landscape designations in this area. There will however be temporary visual effects during construction phases which will include views of major infrastructure works. Planting along boundaries will be used to mitigate this by providing screening. The aim is for this development to enhance the visual quality of the existing urban edge.
- 5.16 In the case of ecology and biodiversity the ES states that the site is agricultural land which is of limited nature conservation interest. It is the hedgerows and watercourses that are of significant ecological value on this site. Hedgerows are not rich in species but they are well structured whilst watercourses have significant wildlife value and should be conserved. The development aims to retain a substantial proportion of the existing habitats and enhance these as part of the landscaping scheme. This development could potentially result in the loss and disturbance of hedgerows and watercourses however it is suggested that none of the hedgerows that are to be lost are particularly species rich. A small number of beach and ash trees in the hedgerows will be removed however care will be taken to ensure that bats or their roosts will not be damaged. Existing watercourses will be retained however during construction there is the possibility of surface water run-off and/or pollution to affect Fairy Beck. Measures to mitigate this are therefore proposed during construction to ensure pollutants do not enter the watercourse. The ecology and biodiversity statement concludes that the proposed development will not lead to significant impacts on the ecology or nature conservation of the site. The retention and enhancement of wildlife habitats will more than compensate for the slight adverse ecological impacts

predicted and will enhance the range of wildlife and habitats.

- 5.17 On the issue of agriculture and soils the ES explains that the most valuable component of soil resource on the site is the slightly stony, medium loamy topsoil. This development will result in the loss of 45ha of land of which 20% is classed as “best and most versatile” land. To minimise the impacts on the soil resource careful soil handling and the re-use of topsoil is recommended. A land contamination study has been carried out that identified a former Foot and Mouth Lagoon within the site. Additionally a historic landfill site, BP fuel station and electricity substation have been noted close to the site which may be potential sources of contamination if they are mobilised during construction, however the risk of this is unlikely.
- 5.18 In regard to archaeology and cultural heritage the ES highlights that there are no known archaeological features within the site. The proposed development site has a low to nil potential for buried archaeological remains of significant value. There may be potential for the presence of low value small-scale human activity from the Neolithic to the modern period which will be monitored during construction.
- 5.19 The ES assessment of the air quality impact of the development has found that any emissions will be short term and will cease once construction is complete. Construction impacts will be moderated by good working practices. The effects of emissions from additional traffic generated by the development has been assessed and increases in concentrations of nitrogen dioxide and PM10 were estimated to be well below statutory objective concentrations. The effect on local air quality is considered to be largely negligible.
- 5.20 On noise impacts the ES, and following a noise assessment, concludes that during construction noise will be largely contained within the body of the site; however a small number of properties fronting the eastern side of Wigton Road and the western side of Dalston Road may be affected. Noise levels during construction will be controlled by adopting appropriate working hours and using temporary site hoardings around the perimeter of housing groups. Traffic noise within the development and its effect on new properties will be controlled by introducing techniques such as building orientation and by altering the internal layout of noise sensitive rooms. This could be taken further with the use of acoustically insulated windows. Traffic noise level changes are calculated to be minor at properties fronting the existing road network.
- 5.21 With regard to socio economic impacts the ES considers the proposed development will have a positive impact in addressing existing housing requirements in the area and sub-region by providing a variety of housing types and tenure with an emphasis on affordable family housing and small bungalows for the elderly and disabled. Population growth in this area may necessitate additional GP services to be provided. Pupils from the development are likely to be accommodated in existing local schools however a site has been identified for a primary school if the need for this arises. Up to

2,500 permanent and 250 temporary jobs are expected to be directly created in association with this development which will help in providing employment for existing and incoming residents. The development will deliver a large area of open space for existing and incoming residents that exceeds relevant planning and open space standards. It is concluded that this development will therefore help to support the existing services and facilities.

- 5.22 Finally, on the matter of cumulative effects the ES states that the impact of all the developments on the highway network is taken into account in the predicted traffic volumes and is used to estimate changes in noise and air quality along existing routes. As such it is considered that there is a minor but largely imperceptible change in traffic noise levels along existing roads with the increase in pollutants from vehicle emissions being largely balanced by improvements in car engines/ exhaust constituents. The loss of natural assets is balanced by the benefits of new housing, employment, recreation and retail facilities. This site has been selected for development because it minimises the potential environmental impacts and does not result in the loss of assets or resources of acknowledged importance. Many potential adverse impacts of the development have been mitigated by design and good management.

- 5.23 The Design and Access Statement goes through the various components directly and indirectly related to the scheme.

1) Housing - the proposed dwelling mix within this development of both open market and affordable housing is in line with local housing need as identified in the Cumbria Housing Strategy 2006/2001 and the Morton Housing Need Survey published in 2005. This development will provide 30% affordable housing. High density residential dwellings are at the centre of the development area with densities reducing towards the edge of the urban area. This is to provide a transition into open countryside with housing in these areas mainly semi-detached. Buildings are laid out in such a way that it maximises natural surveillance to deter criminal activity. Residential dwellings are laid out in parameter blocks which each have an area of private open space and a small communal parking area. Access through residential areas is designated by a hierarchy of streets including spine roads, local streets, footpaths and cycleways. Use of the parameter block is a defining feature of this development as it has a number of benefits including being able to achieve high densities without the sense of cramming, flexible car parking options, deterrence of criminal activity and good opportunities for urban design.

2) Business Park - the business park will accommodate B1 uses including offices, research and development and light industry. This will widen the choice of employment land which is critical to attracting and retaining investment in the local economy. The business park contains a range of different sized plots which are grouped around central parking courts. This is accessible from both Wigton Road and Peter Lane. Smaller scale workshops could be provided towards the east of the business park to provide a sensitive transition to the residential area.

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3) Open Space - The level of open space proposed in this development is in excess of the standards for recreational open space provision as set out in Policy LC2 of the Local Plan. The largest area of open space is located in the northern part of the site which connects the existing residential properties in Morton Park with the new development. This location is designated as the site for a contemporary sculpture. Open space developments include "Fairy Beck Park" with sports pitch, pocket parks through the development, greenways through the residential areas and also landscape wetlands and other SUDS features surrounding Fairy Beck.

4) Primary School - this site of 1.2ha could potentially accommodate a single-form elementary school if this is required in the future. This land will be available for educational purposes for a period of five years.

5) Development Adjacent to the Site - the design of this scheme demonstrates that it could be successfully integrated with land on the west side of Dalston Road which is allocated for residential development in the Local Plan. The district centre for these developments will include a single food retail store and supporting community facilities including a multifunctional community hall. There is also a site allocated for a park and ride facility which could potentially accommodate 450 spaces. This would be served by a dedicated bus link.

6) Movement Hierarchy - a bus only link will connect the proposed development to Morton Park via Newlaithes Avenue. All residential dwellings and the business park are will be within 400m (five minutes walk) of a bus stop.

7) Relationships between Land Uses - both the business park and the district centre are within 700-800m (10 minute walk) of the most distant of the proposed housing which could potentially reduce the need for the use of the private car for day-to-day shopping needs and travel to work. There is the opportunity to access a number of areas of recreational open space from this development, including along Caldew Riverside, "Fairy Beck Park", greenways running through the development and also a number of pocket parks located throughout the development. The proposed "Fairy Beck Park" allows the new development to be set back from existing Morton Park and Millbeck properties.

8) Integration with Existing Community - the intention is for the surrounding residential areas will be well integrated into the site, as they are currently, with the reinforcement of the proposed footpath and cycle network that will enable the existing community to enjoy the new facilities this development will provide. This will help to increase social inclusion between people currently living in Morton and new residents. The new community will also have access to existing facilities within Morton including Morton Academy and swimming pool.

9) Scale of the Development - the proposed development is to be of domestic scale with lower and medium densities at two storey in height and higher density three and four storey townhouses. There will be a landmark building at the gateway corner to the development which will form part of the business

park.

10) Landscape Treatment - the aim of the landscaping treatment is to create a distinctive and attractive residential area that recognises the transition between the urban area and the rural environment. Boundary planting of a mix of native species may also act as a windbreak. Throughout the development trees of medium height will form avenues. Hard landscape elements like paving and street furniture will aim to create a locally distinctive environment. The football pitch within the site could be a multi-use games area with an artificial surface and associated parking. The most appropriate means of maintaining the site will be discussed at the reserved matters stage with Carlisle City Council.

11) Appearance - a number of distinctive features are associated with the City and can be applied to give a sense of identity and community to this development including medium and higher density residential properties reflecting the character of streets and squares like Chatsworth Square and Portland Square. The layout of the business park could also incorporate these characteristics. Lower density residential neighborhoods should display some of the features of rural settlements. Houses will be built with regard to the Code for Sustainable Homes. The key elements of townscape design include the perimeter block, terraced elevations and the street corner building.

12) Access - all users will have equal and convenient access to all buildings and spaces. Sustainable transport choices will be promoted throughout the scheme including public transport, walking and cycling. The aim of the transport package is to create a blend of infrastructure measures to provide a range of choices for residents and businesses. It is important to ensure that the site is based on sound connectivity and permeability principles, creating easy access for pedestrians and cyclists and facilitating the movement of busses throughout the residential development. The scheme enables people to consider alternative more sustainable transport options as an alternative to single occupancy car use.

13) Street User Hierarchy - internal movements by car use will be discouraged by the design and layout of the road network through the site. This gives more consideration to other road users like pedestrians and cyclists. A total of four new junctions will be provided to serve the new development. The Wigton Road/ Peter Lane junction will be replaced by a four arm roundabout. A shared footpath/ cycle way will be used to link the development to Morton Academy and the City Centre. Bus services should improve and become more frequent. A dedicated bus link through Newlaithes Avenue will be provided. This would improve journey times on trips into the City Centre. Bus stops will be easily accessible for all residents and employees of the business park which would act as an alternative to single occupancy car travel. A travel plan has been created for this South Morton development. The plan aims to reduce single occupancy car trips through car sharing and greater local travel information. This travel plan will be agreed with Cumbria County Council.

Assessment

- 5.24 It is considered that the main planning issues in the case of this application are whether the advantages outweigh the disadvantages with regard to:
- 1) whether the application is either premature in advance of the completion of the Site Allocations Policies for Cumbria Minerals and Waste Development Framework, or contrary to RSS Policy EM18;
 - 2) whether the proposal, by reducing the extent of allocated employment land by 4 ha, is contrary to Policy EC22 of the Local Plan and Policy EM13 of the Structure Plan;
 - 3) whether the proposal is appropriate in the light of existing and proposed service infrastructure (electricity, water and drainage);
 - 4) whether the proposal is consistent with the underlying objectives of Policy LC8 in terms of the provision of footpaths, cycletracks and bridleways;
 - 5) whether the proposal accords with Policy CP17 of the Local Plan with regard to Planning Out Crime;
 - 6) whether the proposal meets the objectives of the Development Plan with regard to the provision of affordable housing;
 - 7) whether the proposal would be detrimental to the living conditions of neighbouring residents (inclusive of air quality and noise);
 - 8) whether the proposal represents a satisfactory form of development;
 - 9) whether the proposed allotments, public open space, play equipment and sports pitch (in association with the "focal point"/art feature) are appropriate;
 - 10) whether the proposal would be detrimental to highway safety; and,
 - 11) whether the proposal takes account of the educational needs of the occupiers of the proposed residential units.

Other Matters

- 5.25 When processing previous applications relating to Morton reference has been made to the Cummersdale Enclosure Act of 1769. At the time the opinion of counsel was sought with reference to the specific allotments that were made by Commissioners in 1770 imposing various obligations as to fencing, ditching, maintenance of watercourses etc. The advice was as follows:
- 1) the legal obligations probably continue down to the present in the general location of the Wigton Road, Peter Lane and Dalston Road junction through their precise effect has yet to be classified;

2) the grant of planning permission (if Committee so decides) will not of itself have any effect on the status of the Act and the Award ie. the Committee will not be acting unlawfully if permission is granted in the context of the existence of the Enclosure Act;

3) if Members are minded to grant permission then it should be minuted that note has been taken of the existence of the Enclosure Act provisions and attached appropriate weight to these and drawn the applicants attention to their existence.

Conclusion

- 5.26 The intention of this report is to provide Members with a summary of the current situation with regard to the application. Members will appreciate that at this relatively early stage in processing the application, discussions with the applicant are on-going and the consultation responses of various interested parties are awaited. On this basis an updated report will be presented to Members during the Meeting.

6. Human Rights Act 1998

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

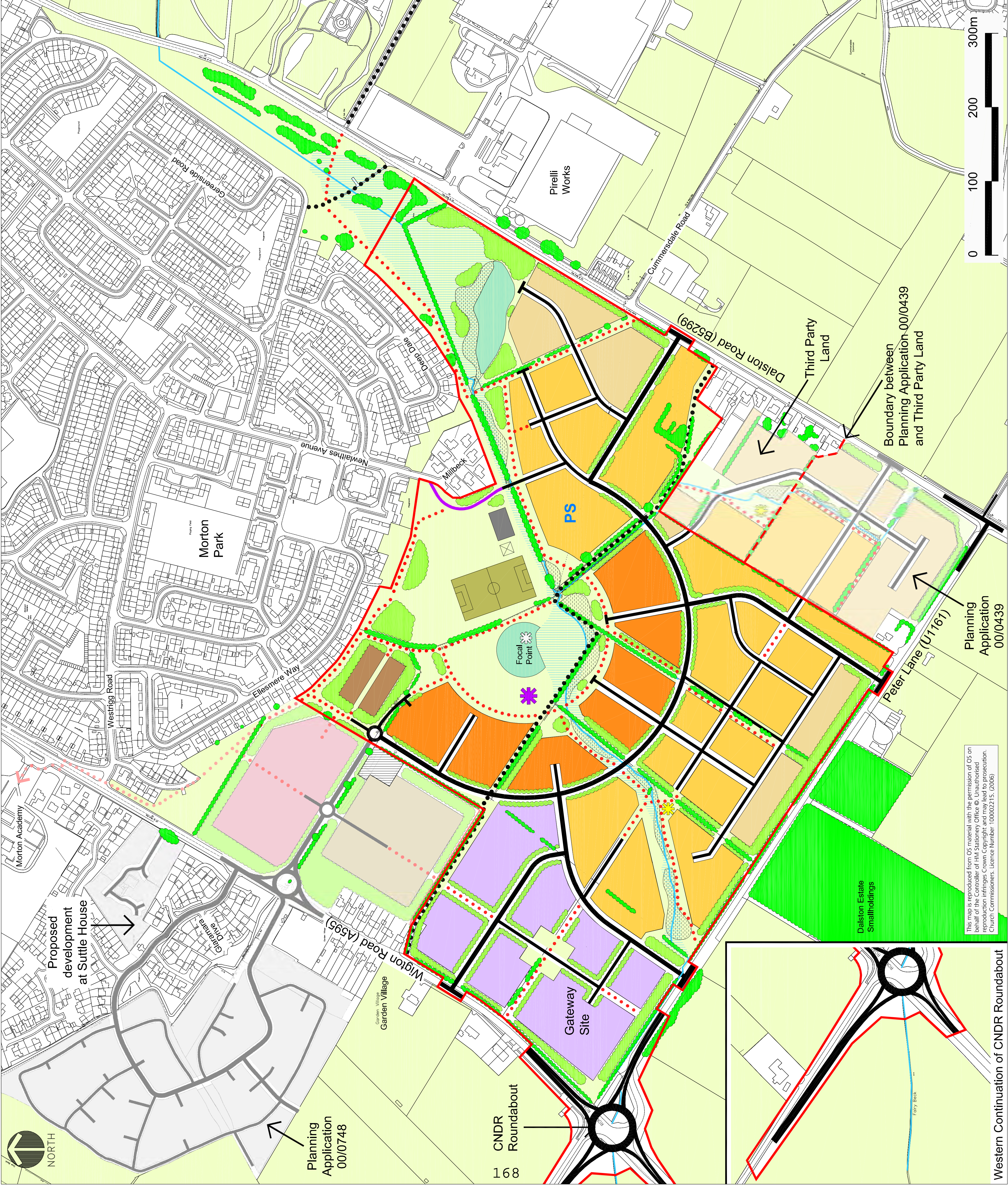
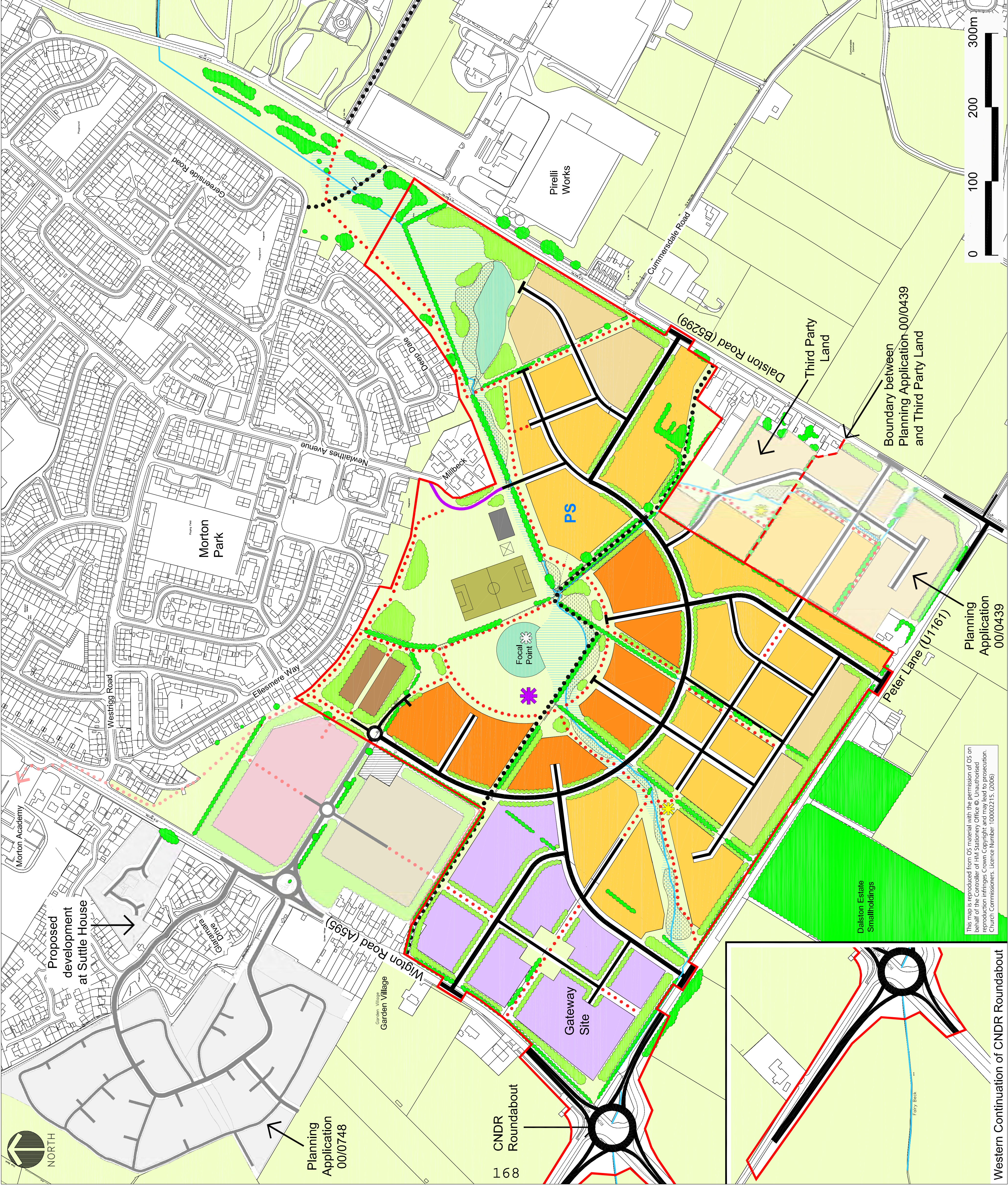
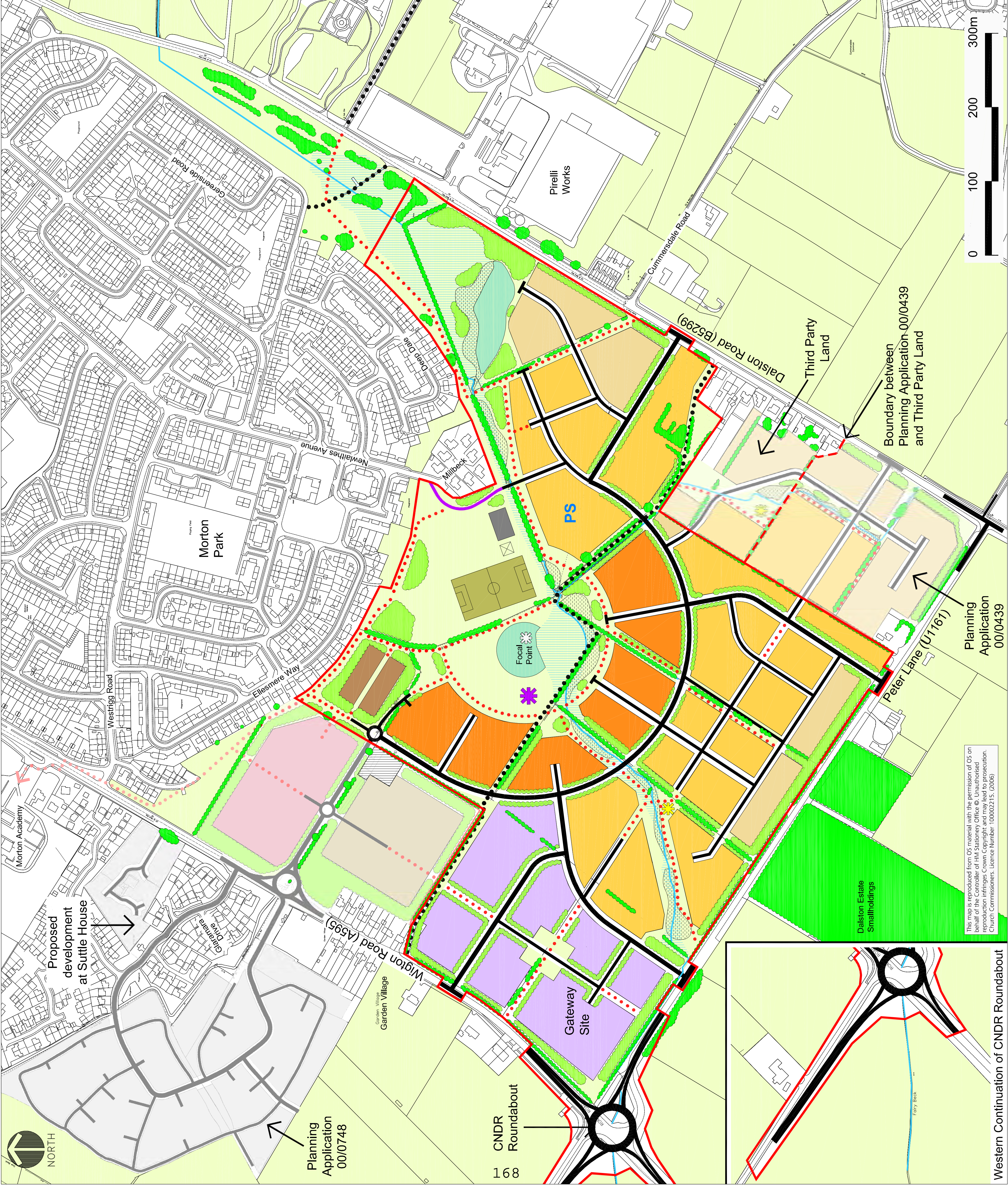
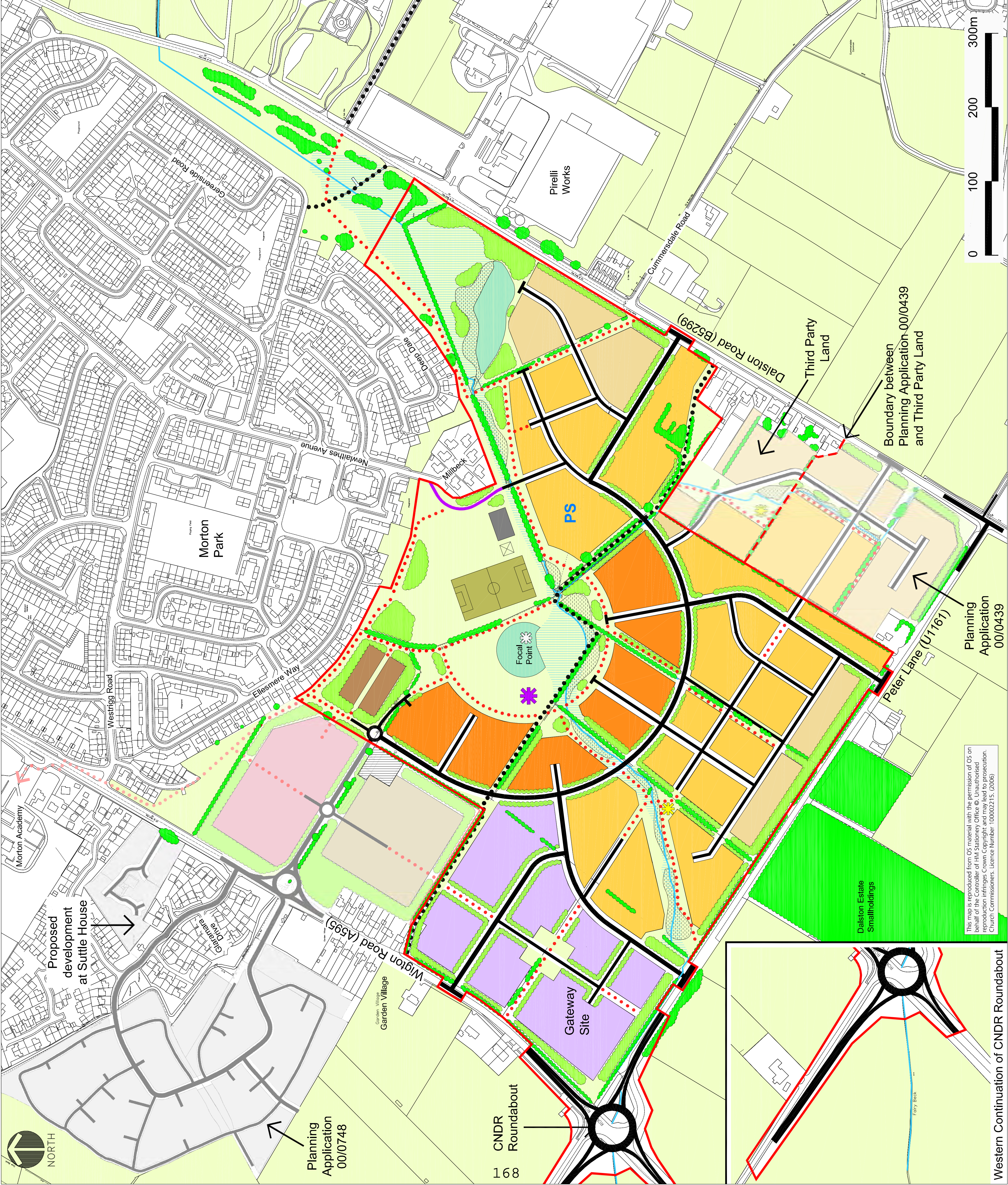
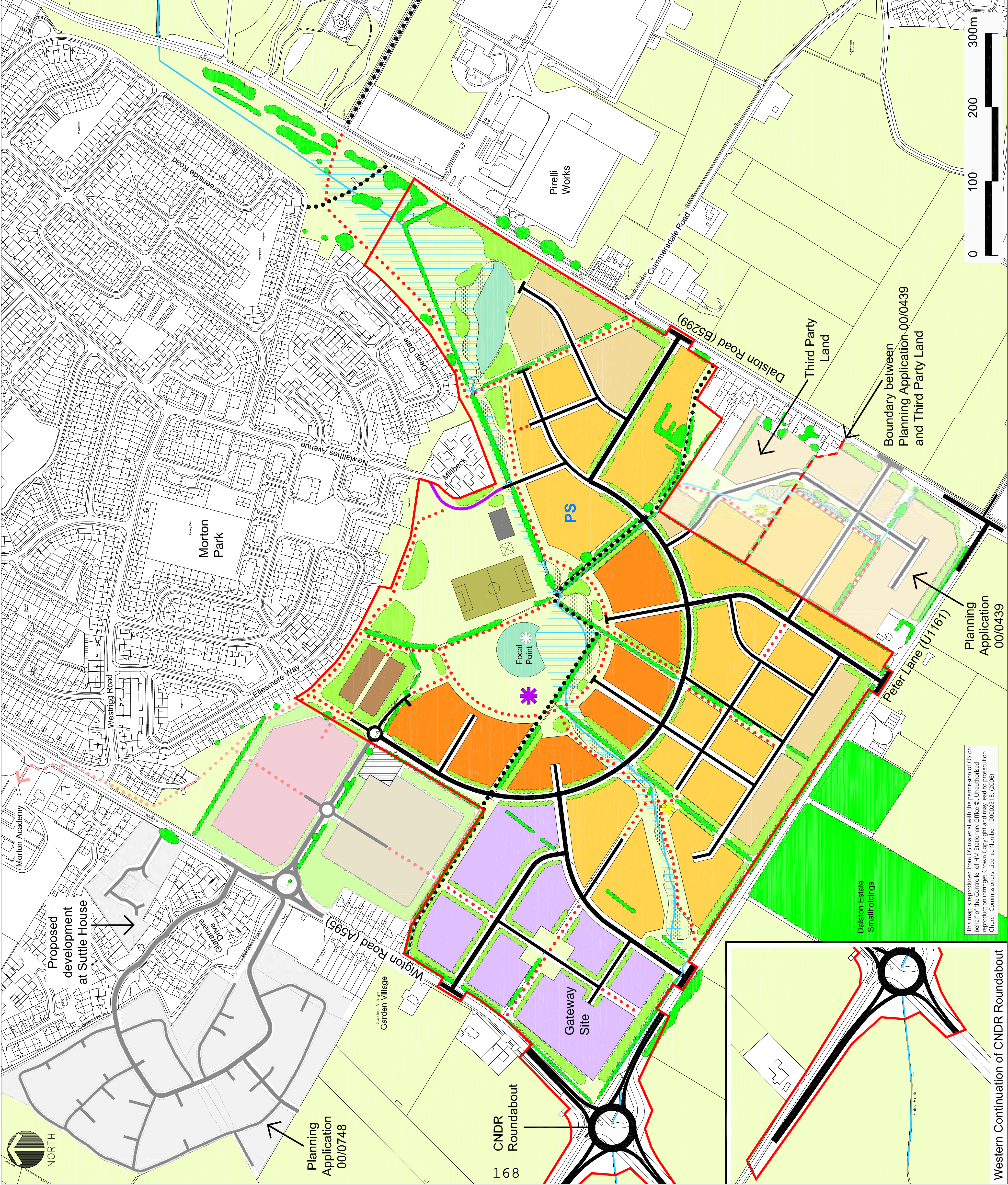
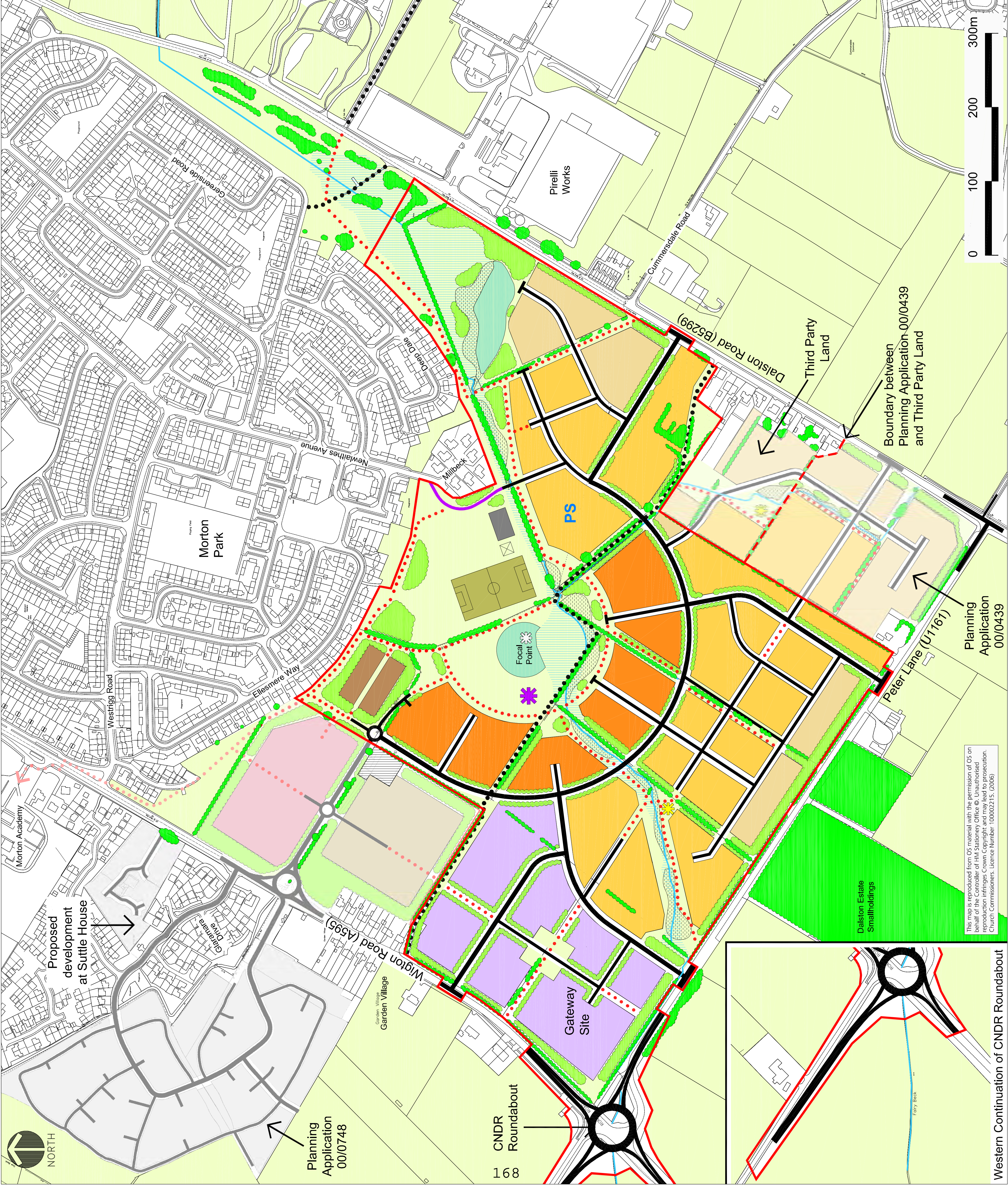
Article 8 recognises the "Right To Respect for Private and Family Life";

- 6.2 **Article 1 of Protocol 1** relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary;

7. Recommendation

Reason For Including Report In Schedule B

At the time of preparing the report discussions are on-going with the applicant and the comments of interested parties are awaited.



SCHEDULE B: Reports Requiring Further Information

09/0312

Item No: 11

Date of Committee 10/07/2009

Appn Ref No:
09/0312

Applicant:
Simtor Limited

Parish:
Wetheral

Date of Receipt:
17/04/2009

Agent:
Architects Plus (UK) Ltd

Ward:
Great Corby & Geltsdale

Location:
Warwick Mill Business Village, Warwick Mill,
Warwick Bridge, Carlisle, CA4 8RR

Grid Reference:
347844 556537

Proposal: Redevelopment Of Former Scrapyard For Mixed Workshop Use,
Including B1, B2 And B8 Uses (Revised Application)

Amendment:

REPORT

Case Officer: Angus Hutchinson

Reason for Determination by Committee:

It is of local significance and interest.

1. Constraints and Planning Policies

Public Footpath

The proposal relates to development which affects a public footpath.

Flood Risk Zone

Local Plan Pol CP1 - Landscape Character

Local Plan Pol CP2 - Biodiversity

Local Plan Pol CP5 - Design

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol CP9 - Devel., Energy Conservation and Effic.

Local Plan Pol CP10 - Sustainable Drainage Systems

Local Plan CP15 - Access, Mobility and Inclusion

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Local Plan Pol CP17 - Planning Out Crime

Local Plan Pol DP1 - Sustainable Development Location

Local Plan Pol DP5 - Trunk Roads

Local Plan Pol EC11 - Rural Diversification

Local Plan Pol LC8 - Rights of Way

Local Plan Pol LE12 - Proposals Affecting Listed Buildings

Local Plan Pol LE27- Developed Land in Floodplains

Local Plan Pol LE30 - Derelict Land

Local Plan Pol T1- Parking Guidelines for Development

Local Plan Pol LE8 - Archaeology on Other Sites

2. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): the A69 is a trunk road and as such this Authority would not be the Highway Authority for this road, but this responsibility would fall to the Highway Agency.

As this site would take access only from the A69 and use the access road to Burnrigg for emergency access only it is considered that this application does not directly affect the roads for which we are the Highway Authority.

This "closure" of the access to Burnrigg is stated on the Transport Assessment and on drawing no 05097-03D and forms an intrinsic element of this recommendation. It is therefore recommended that this access remain as emergency access only and locked at all other times.

Therefore confirm that there is no objection to this application but would recommend that the following condition is included in any consent you may grant.

"The access shown on drawing no 05097-03D to remain as emergency access only and should not be used for any other purpose without the prior consent of the Local Planning Authority."

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

Department for Transport (Highways Agency): it appears that there is no

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accompanying scheme with this planning submission in relation to improvements which have been recently identified as being necessary. From the review that was previously carried out of the Transport Assessment dated November 2007 for us by Faber Maunsell (a copy can be made available, if you so wish), a shortage of any information on Mill Lane/A69T junction improvements was identified.

Please refer to our letter to you dated 24th December 2008, on the previous withdrawn planning application (reference 08/1063) for this development proposal - based on the current information it is considered that the issue of TR110 Holding Directions is necessary on this proposal. This would allow an appropriate period of time to elapse in order that further consideration can be made of both the implications for traffic safety on the trunk road and additional cumulative generation of trips on the strategic road network;

Environment Agency (N Area (+ Waste Disp)): in a letter dated the 13th May the EA explained that the site comprises of land located within Flood Zone 1, 2 and 3 as defined in Table D1 of PPS25 "Development and Flood Risk". In regard to the Agency's Flood Zone Mapping, part of the site is at high risk from fluvial flooding with a 1% annual probability of occurrence.

The proposed development of the nursery business units in Flood Zone 2 could be considered "less vulnerable" under the current guidance. However in order to be acceptable in terms of flood risk, the development as proposed should provide suitable mitigation measures incorporated into the development in order to ensure that the development is not at risk from the effects of potential flooding and additionally, does not itself contribute to flooding as a result of increased surface water run-off. The proposed development will only be acceptable if the measures as detailed in the FRA and Design and Access statement are implemented and secured by way of a planning condition.

Cairn Beck is used by otters (European Protected Species), bullhead, trout and salmon. Section 7.12 of the FRA recommends some regrading of the channels/banks towards the northwest of the site. The work will be subject to Land Drainage Consent. It is worth noting that the work as proposed may not be acceptable due to the potential for damage to the habitat of the above species. The Agency recommends that any works to the beck are carried out prior to the main development, as post development, machine access to the beck may be very poor. A condition should be imposed ensuring that landscaping areas adjacent to the beck are easily accessible and passable to otters.

In England it is a legal requirement to have a Site Waste Management Plan (SWMP) for all new construction projects valued at more than £300,000.

Under the terms of the Water Resources Act 1991, the prior agreement of the EA is required for discharging dewatering water from any excavation or development to a surface watercourse.

All surface water drainage from lorry parks and/or parking areas for fifty car park

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spaces or more and hardstandings should be passed through an oil interceptor designed to be compatible with the site being drained. All surface water drainage from parking areas for less than fifty spaces and hardstandings should be passed through trapped gullies with an overall capacity compatible with the site being drained.

Any above ground facilities for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 as amended 1997.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

Following the receipt of additional information on behalf of the applicant, the EA confirmed in a letter dated the 1st June that they were in receipt of a Phase 1 Desk Top Study Report and Site Investigation and Risk Assessment for the above proposal. It is clear from this information that additional works are required as agreed by the applicant's agent. The Agency therefore requests the imposition of a further three conditions re. the undertaking of an additional site investigation, the remediation of "hot spots", and the remediation of any contamination not previously identified but found during development;

Community Services - Drainage Engineer: comments awaiting;

United Utilities (former Norweb & NWWA): no objection to the proposal given that surface water will be disposed by SUDS.

A water supply can be made available to the proposed development. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact our Service Enquiries 0845 7462200 regarding connection to the water mains/public sewers;

Environmental Services - Environmental Quality: no objections to the above application, but the following conditions should be applied:

1. " No development shall commence until an investigation and risk assessment, (in addition to any assessment provided with the planning application), has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be

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undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

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.

2. "No development other than that required to be carried out as part of an approved scheme of remediation shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been prepared. This is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation."

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

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out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. "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 with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3."

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;

Wetheral Parish Council: no observations to make to this application, but still have concerns regarding the increased traffic to the access single track access road to the A69;

Ramblers Association: comments awaiting;

East Cumbria Countryside Project: only comment is that Public Footpath must be kept open at all times during and after development unless a temporary closure is granted;

Cumbria County Council - (Archaeological Services): our records indicate that the site lies in an area of archaeological potential. Map dating to the mid 19th Century show that there was a school and industrial buildings located on the site, presumably associated with the adjacent mill. It is therefore considered likely that significant archaeological remains survive on the site and that these would be damaged or destroyed by the proposed development.

Consequently, in line with comments made on an earlier application on the site (08/1063), it is recommended that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development. It is advised that this programme of work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of two conditions in any planning consent.

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

This written scheme will include the following components:

- i) An archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation;
- ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation."

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains.

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

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

The applicant should be advised that such archaeological investigations are liable to involve some financial outlay.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
111 Denton Street	23/04/09	
Kutabuv	23/04/09	
Longthwaite Farmhouse	23/04/09	
St Christoph	23/04/09	
18 Eden Grange	23/04/09	
89 Millriggs	23/04/09	
Wrelton	23/04/09	
Woodlands	23/04/09	
Co-op	23/04/09	
Troutbeck Cottage	23/04/09	
Post Office	23/04/09	

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1 Low Buildings	23/04/09
2 Low Buildings	23/04/09
3 Low Buildings	23/04/09
4 Low Buildings	23/04/09
1 High Buildings	23/04/09
2 High Buildings	23/04/09
3 High Buildings	23/04/09
4 High Buildings	23/04/09
5 High Buildings	23/04/09
6 High Buildings	23/04/09
7 High Buildings	23/04/09
8 High Buildings	23/04/09
9 High Buildings	23/04/09
10 High Buildings	23/04/09
11 High Buildings	23/04/09
12 High Buildings	23/04/09
1 Longthwaite Farm Court	23/04/09
2 Longthwaite Farm Court	23/04/09
3 Longthwaite Farm Court	23/04/09
4 Longthwaite Farm Court	23/04/09
5 Longthwaite Farm Court	23/04/09
Cairncroft	

Support

- 3.1 This application has been advertised by the display of a site notice, press notice as well as notification letters sent to 33 neighbouring properties. During the notification period there has been one email recieved from the occupier of "Cairncroft" raising comments with regard to the impact of the proposal on the public footpath. The aforementioned query has been answered by the Case Officer as a result of which the occupier of Cairncroft has confirmed that he is in full support of the application.

4. Planning History

- 4.1 In 1987 an application was received (under application 87/0896) seeking planning permission for the erection of a steel framed building for storing car spares and dismantling vehicles.
- 4.2 In 1989, under application 89/0256, outline planning permission was refused for the erection of a bungalow.
- 4.3 In 2008, an application was received (under application 08/1063) seeking full planning permission for the redevelopment of former scrapyard for mixed workshop use, including B1, B2 and B8 uses. This application was withdrawn prior to determination.
- 4.4 Warwick Mill has an extensive planning history that from 1999 has consisted of:

1. in 1999, under application 99/0113, permission was given for the

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refurbishment of Warwick Mill and subdivision to provide self contained work units. Change of use from general industrial (B8) to light industrial/offices (B1) and professional services (A2) and subdivision to form office units). (Warwick Mill Business Centre);

2. in 2000, application 00/0444, permission given for the refurbishment of Lower Level to form extension to Warwick Mill Business Centre;

3. in 2002, application 02/0609, Listed Building Consent was given for internal refurbishment of an existing reception room in the Warwick Mill Business Centre;

4. in 2005, application 05/1139, permission was given for the conversion of a vacant store and utility area into a Café and Sandwich Servery (Otterburns Café); and,

5. in 2007, application 06/1301, permission was given for a car park that led to an overall increase on site of 50 spaces.

5. Details of Proposal/Officer Appraisal

Introduction

- 5.1 Warwick Mill Business Village is located approximately 240 metres to the south of the junction with the A69. The main buildings, which date from the eighteenth and nineteenth centuries, are three to four storeys with sandstone walls and slate roofs. The eastern approach consists of a terrace of houses (Low Buildings), a newly formed car park, allotments and two parallel terraces of houses (1-6 and 8-12 High Buildings). The Mill and terraced houses at High Buildings are grade II listed buildings. 7 High Buildings is a café serving the Business Centre.
- 5.2 The main Mill building provides 50 offices ("Warwick Mill Business Centre") and 5/6 meeting rooms ("Warwick Mill Meeting Rooms") with the remaining structures used to provide a total of 25 workshops ("Warwick Mill Workshops") that vary in size from 25 sq. m to 470 sq. m. The applicant has explained that approximately 85% of the Mill and 99% of the workshops are currently let. The Business Village has recently won the Cumbria Tourism Award for Business Tourism in 2009.
- 5.3 Warwick Mill Business Village is bound to the east by residential development at Longthwaite Farm Court; to the south by a water meadow, the Mill Race,

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Cairn Beck and a former scrap yard; and to the west by open fields. Vehicular access to the former scrap yard is via a lane off the Burnrigg Road with the junction to the immediate south of the dwelling known as St Christoph, opposite the drive serving Wood House and 80 metres to the north of Greenacres. A footbridge to the west of the South Mill workshop units provides pedestrian access to the former scrap yard from Warwick Mill. The lane is a designated public footpath that runs along the southern boundary and leads to Longthwaite Farm Court. The existing access road serving the Mill is also a public footpath. Cairn Beck is a “main river” with the site falling within Flood Zones 1, 2 and 3 as designated by the Environment Agency (EA). Cairn Beck serves the River Eden, which is a SSSI and SAC, and the EA have indicated that it is used by otters (a European Protected Species), bullhead, trout and salmon.

- 5.4 The former scrap yard, which is approximately 0.74 ha in area, consists of a warehouse type structure (approximately 628 sq. m in area) in the south-eastern corner constructed externally from rendered block work with brown corrugated sheeting that is currently in use to provide storage ancillary to the Business Village (“Unit 15”), and for joinery and metalwork (“Unit 16”). A block work wall, approximately 2.5 m in height, runs along the southern boundary with 2 m high chain link fencing delineating the western boundary with the open field.
- 5.5 The available information indicates that the scrap yard has previously been used to accommodate a gasometer, a terrace of houses and a school building.

Background

- 5.6 The current application involves retaining the existing structure on the former scrap yard and the erection of four blocks to provide a total of 14 workshop units for purposes falling within Use Classes B1, B2 and B8 as an extension to the Business Village. Proposed Blocks A and C are based on two units of 95 sq. m; Block C is four units each with a floor space of 95 sq. m; and Block D, four units of 95 sq. m and two units of 144 sq. m. The new workshop units are to be constructed externally from clay bricks and metal insulated panels. The submitted layout plan highlights that the use of the lane to the Burnrigg Road will only provide emergency access with a new bridge to be constructed across Cairn Beck to tie in with the Business Village. This will lead to minor alterations to the existing layout of the Business Village and probable loss of 5-6 short stay parking spaces.
- 5.7 The current application is accompanied by a Design and Access Statement, a Flood Risk Assessment, Transport Assessment, a Site Investigation Report, and a Desk Top Study.
- 5.8 The submitted Design and Access Statement explains that the design of the units has been based on flexibility and adaptability in use; economical and

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competitive to rent; and low energy use/running costs. The external fabric is to be well insulated including the large sectional doors. A conscious decision has been made not to attempt to mimic the materials and features of the existing Mill because the development is away from the building and the proposed development is to be enhanced by landscaping. It is proposed that the colours of the external materials would, however, be sympathetic with the materials from which the Mill is constructed. The main landscaping proposals consist of forming a substantial buffer strip adjacent to Cairn Beck that will reinforce an existing wildlife corridor. The proposal incorporates seven designated disabled parking spaces and level access designed in accordance with Approved Document M. The intention is for each unit to have a wheelchair accessible wc.

- 5.9 The Flood Risk Assessment prepared by White Young Green highlights that the development will generate significant rainwater run-off in excess of that currently leaving the site. It is thus proposed that surface water from roofs and paved areas will pass through a Sustainable Urban Drainage system to both filter and restrict the flow of storm water into Cairn Beck. Discharge from the tanked sub base to the water course will be at a restricted rate. The Flood Risk Assessment recommends finished floor levels for the development are set 600mm above the level of the adjacent river bank. Foul drainage from the proposed development is to be pumped in order to discharge into the existing foul drainage system servicing the Mill.
- 5.10 The submitted Transport Assessment explains that the proposed development will only result in a 2.7% increase on the A69(T) during the am peak hour and a 2.4% increase in the pm peak. The analysis indicates that the proposed development will have no noticeable impact on operations at the A69/Warwick Mill/Waters Meet junction. Bus stops are located on the A69 which are no more than 6/7 minute walk from the proposed development. The stops are served by a half-hourly frequency route that provides access westwards to Carlisle as well as eastwards towards Brampton, Haltwhistle, Hexham and Newcasatle. National Cycle Network Route 72 runs through Warwick Bridge and Corby Hill approximately 770 m from the development site. The access road is traffic calmed to reduce speeds to around 10 miles per hour and the road width is sufficient for a car or van to pass pedestrians in a safe manner. The development site is therefore considered accessible by bus, cycle and on foot.
- 5.11 In the light of the site's former use an initial Desktop Study was carried out by ARC Environmental. The Desktop Study set out recommendations for a Phase 2 Ground Investigation that was carried out by Cowens Ltd, and a report on the findings prepared by Environmental Simulations International Ltd. From this report it is recognised that there is a need for remedial work to be carried out to remove a known hydrocarbon hotspot from the area where the car crusher plant was located; and an additional site investigation will be required to quantify any waste from the former gas works on the site.

SCHEDULE B: Reports Requiring Further Information

09/0312

Assessment

- 5.12 When considering this application it is considered that the main issue revolves around whether the advantages of the proposal outweigh any potential harm caused in terms of:
- a) the sustainability of the proposal;
 - b) the impact on highway safety;
 - c) the impact on the character of area and setting of a grade II listed building;
 - d) impact on ecology and biodiversity; and
 - e) the impact on the amenity of neighbouring residents.
- 5.13 In relation to a) it is evident that the proposal relates to the redevelopment of brownfield land. The Business Village and adjoining former scrap yard, although located off the A69 and within a rural location, are feasibly accessible from a bus service. Although outside the identified limits of the settlement, under Policy DP1 of the Local Plan Warwick Bridge is identified as a Local Service Centre.
- 5.14 Whilst the proposal will lead to the loss of 5/6 short stay parking spaces this has to be viewed in the context of the recently constructed car park given permission under application 06/1301. At the time of preparing the report the applicant is seeking to address the concerns of the Highways Agency.
- 5.15 When considering the impact on the character of the area and setting of a Listed Building, the proposed development has been sited away from the main Mill building but seen within the context of the Business Village as a whole. The site is also within a valley associated with Cairn Beck and landscaping is indicated along the northern and eastern boundaries. This aside it is considered that the western boundary adjoining the open fields also needs to the subject of landscaping to soften the visual impact of the proposal when viewed from the lane/public footpath leading to the Burnrigg Road.
- 5.16 In relation to biodiversity, the Environment Agency have recommended the imposition of a condition ensuring that the proposed landscaping areas adjacent to the Beck remain accessible and passable by otters. The consultation response from Natural England is awaited.
- 5.17 In assessing the impact on the living conditions of the neighbouring residents, the potential issues revolve around noise and disturbance that can either be from the proposed uses themselves and/or any ancillary activities such as the traffic generated and pollution. This is in the context of the previous overall use of the site as a scrap yard and the level of use at the Business Village. In the case of those properties fronting the Burnrigg Road there are tangible benefits from the reduction in traffic and the potential for more contained commercial use of the site. In regard to the remaining residential properties to the north and east the submitted Transport Assessment indicates a 2.4%

SCHEDULE B: Reports Requiring Further Information

09/0312

and 2.7% increase in traffic during the am and pm peak hours.

Other Matters

- 5.18 It is appreciated that there are other issues relating to contamination, archaeology and flood risk but based on the submitted information it is considered that these issues can be addressed by the imposition of relevant conditions.

Conclusion

- 5.19 At the time of preparing the report further information is awaited from the applicant with regard to the provision of landscaping along the western boundary and the resolution of the Highways Agency's concerns. The comments of certain interested parties are also awaited. On the basis that no objections are received and satisfactory revised landscaping details are submitted, the proposal will be recommended for approval.

6. Human Rights Act 1998

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

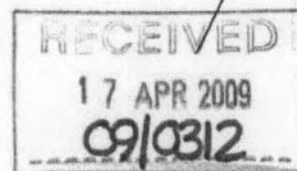
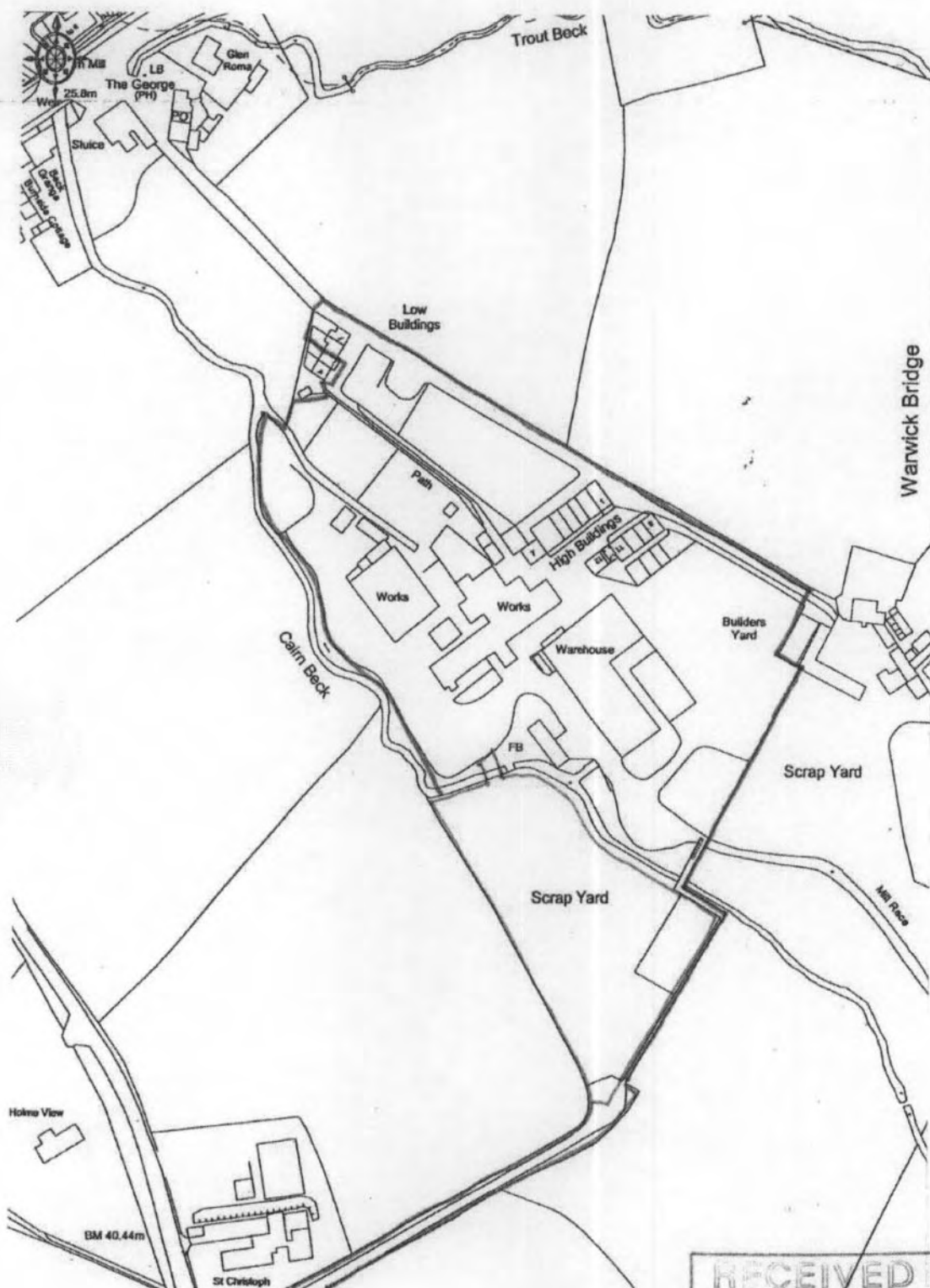
Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life";

- 6.2 **Article 1 of Protocol 1** relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary;

- 6.3 The proposal has been considered against the above Protocol of the Act but in this instance, it is not considered that there is any conflict. If any conflict was to be alleged it is not felt to be of sufficient weight to refuse planning permission.

7. Recommendation



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revisions
Revision Date Description

Revised by

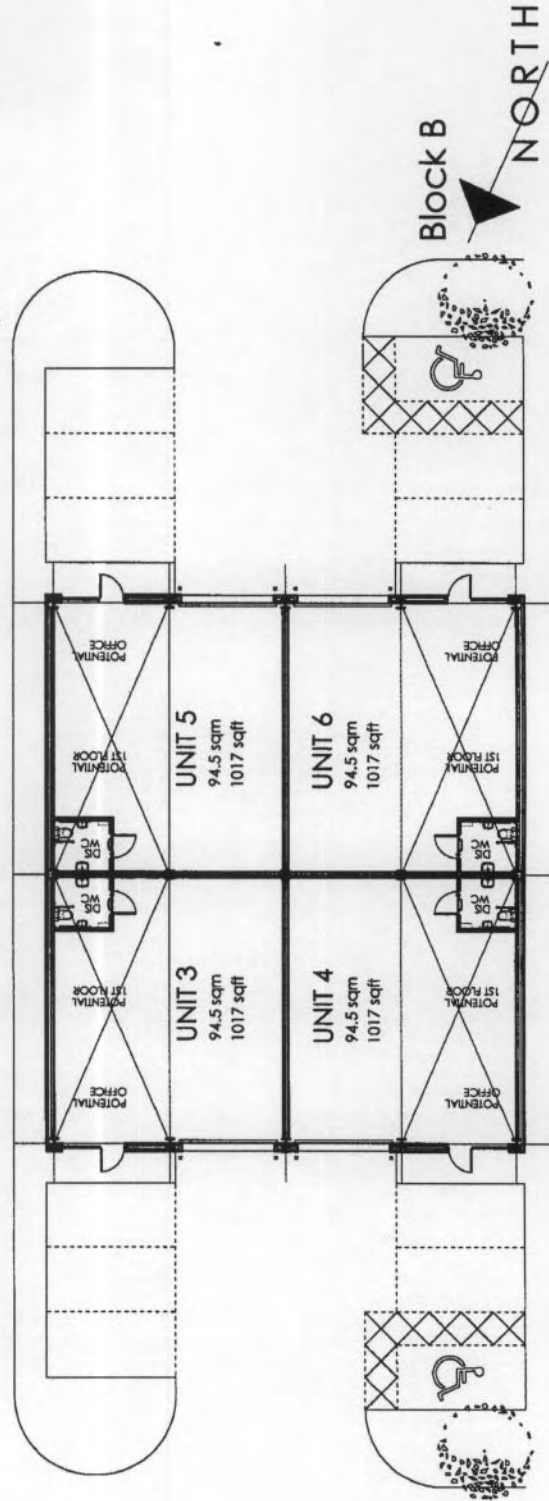
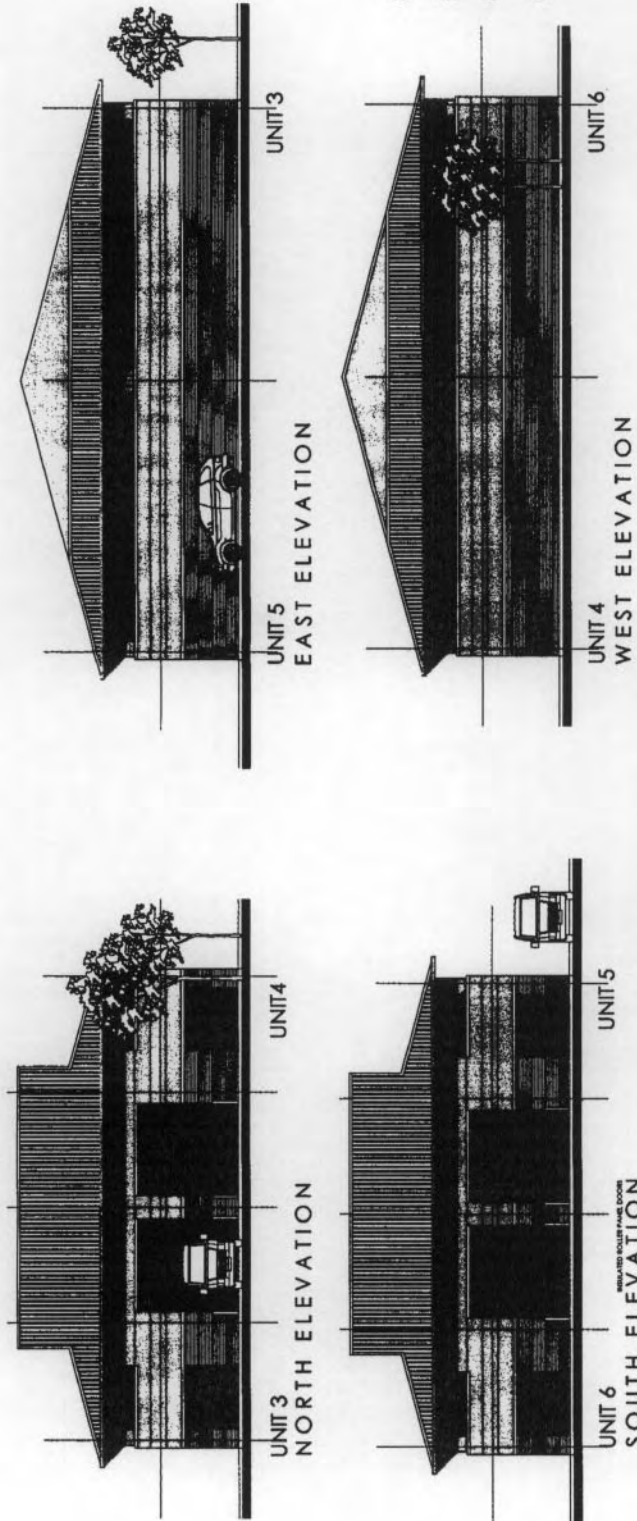
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PLUS

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Project
Warwick Mill Business Village.
Meadow Works.
Drawing
Location Plan

Scale Date Drawn Comp.No. Number
1:2500 05097-00

Architects Plus (UK) Limited. web: architectsplus.co.uk
Victoria Galleries, Viaduct House, Victoria Viaduct, Carlisle, Cumbria, CA3 8AN
tel: 01228 515144 fax: 01228 515033 e-mail: ap@architectsplus.co.uk



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 17 APR 2009
 09/03/2

ARCHITECTS **at**
 P L U S

Project: WARWICK MILL BUSINESS VILLAGE MEADOW WORKS.
 Drawing: BLOCK B-PLANS & ELEVATIONS

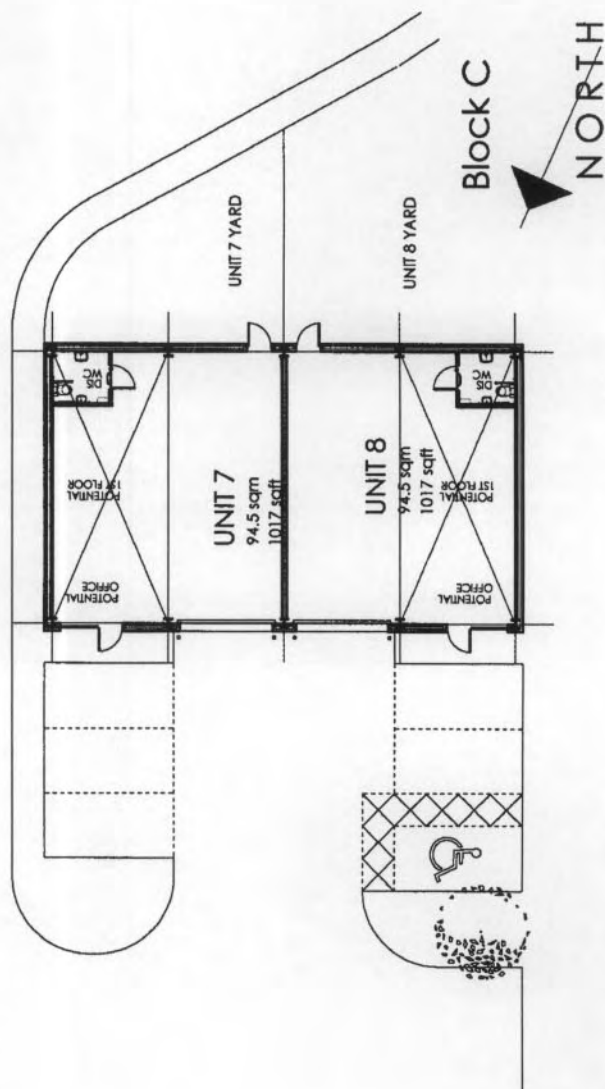
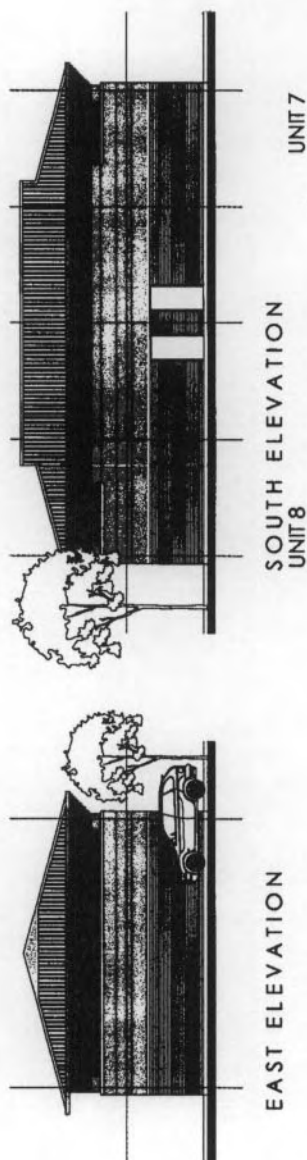
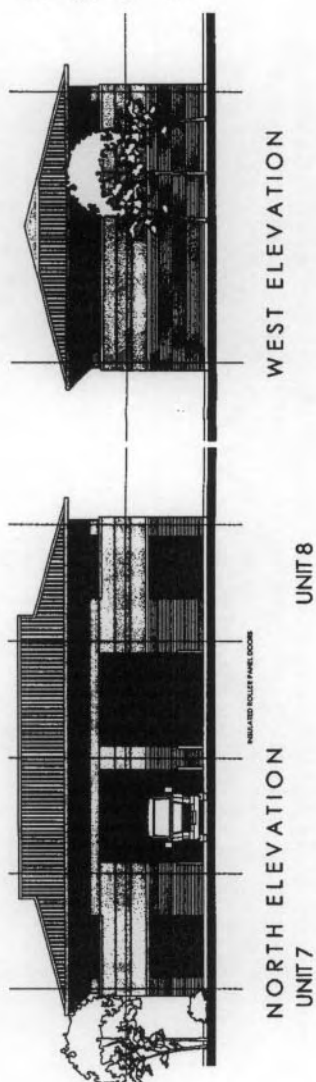
Scale: 1:100 @ A1 10/06
 Date: 10/06
 Drawn: DL
 Checked: CT
 Number: 05097-06
 1:200 @ A3
 Architects Plus (UK) Limited,
 Victoria Gardens, Victoria House, Victoria Road, Cambridge, CB3 9M
 Tel: 01223 315144 Fax: 01223 315033 e-mail: ap@architectsplus.co.uk

PROPOSED INSULATED METAL
ROOFING
11/15/12M

CLUSTERED ALUMINUM
ROOFING & INSULATED PANEL
11/15/12M

HORIZONTAL PLAT METAL FACED
INSULATED PANEL SYSTEM
11/15/12M

CLAY TILING BRICK/ALUMINUM
11/15/12M

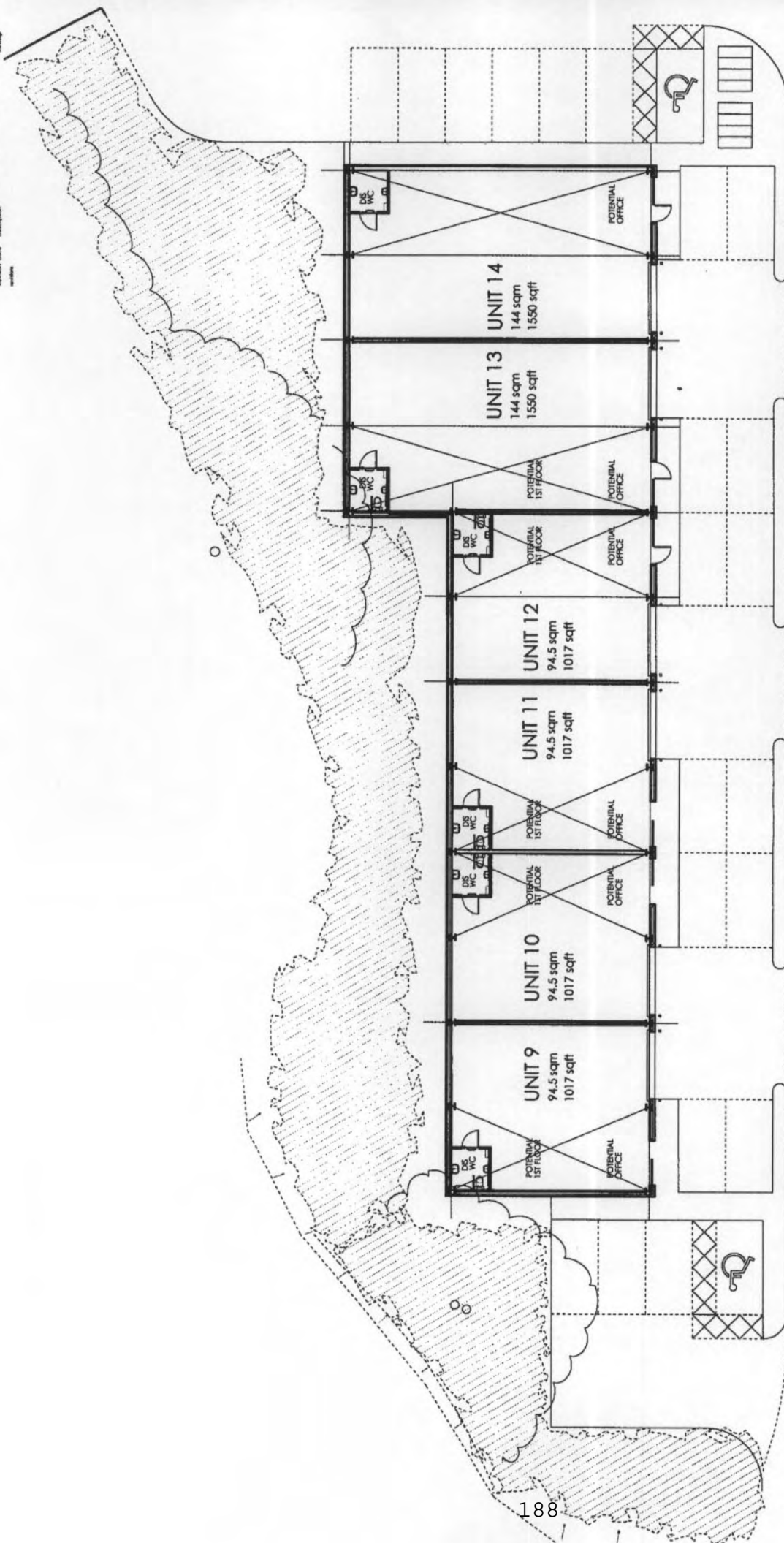


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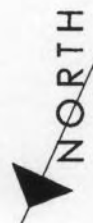
ARCHITECTS **PLUS**

Project
WARWICK MILL BUSINESS VILLAGE
MEADOW WORKS.
Drawing
BLOCK C-PLANS & ELEVATIONS

Architect	Date	Drawn	Computed	Number
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Block D



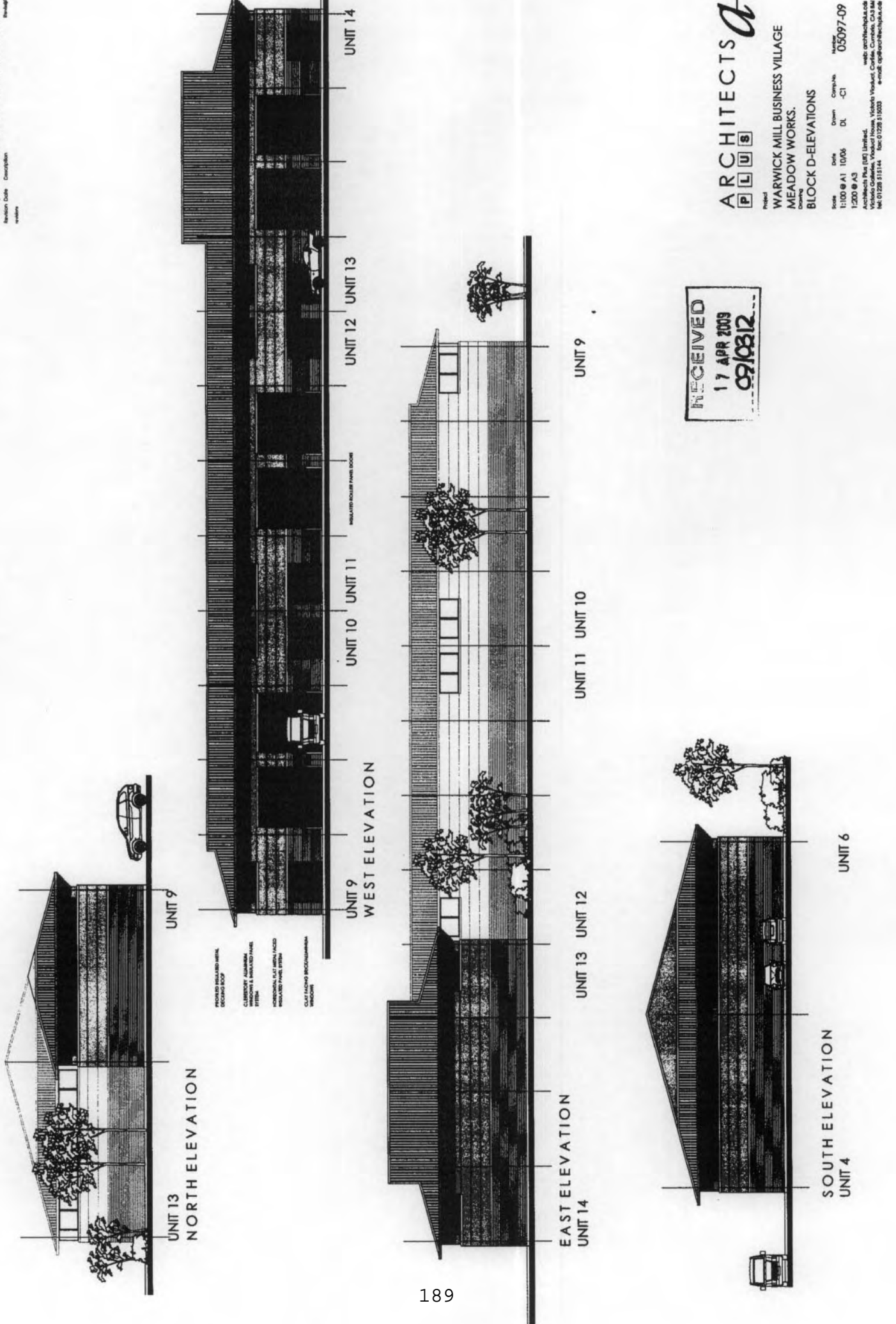
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17 APR 2009
09/03/12

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P L U S

Project
WARWICK MILL BUSINESS VILLAGE
MEADOW WORKS.
Drawing
BLOCK D-PLANS

Score Date Down Compts. Number
 1:100 @ A1 10/06 DL -C1 05097-08
 1:200 @ A3

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SCHEDULE C

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SCHEDULE C

SCHEDULE C: Applications Determined by Other Authorities

Item No: 12

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/9023

Applicant:

Cumbria County Council

Parish:

Carlisle

Date of Receipt:

14/05/2009

Agent:

Cumbria County Council

Ward:

Yewdale

Location:

Richard Rose Morton Academy, Wigton Road,
Carlisle, CA2 6LB

Grid Reference:

337661 554594

Proposal: Enclosure Of Existing Spiral Stairs, New Steel Escape Stairs And New
Entrance Doors To Admin Block And New Entrance Doors And
Demolition Of Part Of CDT Block

Amendment:

REPORT

Case Officer:

Stephen Daniel

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection

Date: 04/06/2009

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 08/06/2009

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

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER, 1995**

NOTICE OF PLANNING CONSENT

To: St Michaels C of E Primary School
Carlisle Road
Dalston
Carlisle
CA5 7LN

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans and drawings attached thereto received on 15 May 2009.

**viz: Single storey extension to front elevation of school to provide extended wet area and additional cloaks area
St Michaels C of E Primary School, Carlisle Road, Dalston, Carlisle, CA5 7LN**

subject to due compliance with the following conditions:

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

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

2. The development shall be carried out in accordance with the approved scheme as in Drawing P2c. Any variations to the approved scheme shall be submitted to and approved by the Local Planning Authority prior to being carried out.

Reason: To ensure the development is carried out to an approved appropriate standard.

Dated the 22 June 2009



.....
Signed: Shaun Gorman
The Head of Environment,
on behalf of the Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Director of Environment or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995 (AS AMENDED)**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

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

Carlisle District Local Plan 2001 – 2016 (adopted 9 September 2008)

POLICY LC11 Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

POLICY CP3 Trees and Hedges on Development Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- the location of existing trees and hedges;
- the species, age, height and crown spread of each tree;
- an assessment of the condition of each tree;
- the location and crown spread of trees on adjacent land which may be affected by the development;
- existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

POLICY CP6 Residential Amenity

The amenity of residential areas will be protected from inappropriate development where that development:

1. is for a use inappropriate for residential areas; and/or
 2. is of an unacceptable scale; and/or
 3. leads to an unacceptable increase in traffic or noise; and/or
 4. is visually intrusive.
3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 22 June 2009

Shaun Gorman

.....
Signed: Shaun Gorman
The Head of Environment,
Directorate of Environment,
on behalf of the Council.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 13

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/9027

Applicant:
St Michaels C of E School

Parish:
Dalston

Date of Receipt:
28/05/2009

Agent:
Cumbria County Council

Ward:
Dalston

Location:
St Michaels C Of E School, Carlisle Road, Dalston,
Carlisle, CA5 7LN

Grid Reference:
337021 550334

Proposal: Single Storey Extension To Front Elevation Of School To Provide
Extended Wet Area And Additional Cloaks Area

Amendment:

REPORT

Case Officer: Suzanne Edgar

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 19/06/2009

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 22/06/2009

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

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER, 1995**

NOTICE OF PLANNING CONSENT

To: St Michaels C of E Primary School
Carlisle Road
Dalston
Carlisle
CA5 7LN

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans and drawings attached thereto received on 15 May 2009.

**viz: Single storey extension to front elevation of school to provide extended wet area and additional cloaks area
St Michaels C of E Primary School, Carlisle Road, Dalston, Carlisle, CA5 7LN**

subject to due compliance with the following conditions:

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

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

2. The development shall be carried out in accordance with the approved scheme as in Drawing P2c. Any variations to the approved scheme shall be submitted to and approved by the Local Planning Authority prior to being carried out.

Reason: To ensure the development is carried out to an approved appropriate standard.

Dated the 22 June 2009



.....
Signed: Shaun Gorman
The Head of Environment,
on behalf of the Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Director of Environment or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995 (AS AMENDED)**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

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

Carlisle District Local Plan 2001 – 2016 (adopted 9 September 2008)

POLICY LC11 Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

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- the species, age, height and crown spread of each tree;
- an assessment of the condition of each tree;
- the location and crown spread of trees on adjacent land which may be affected by the development;
- existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

POLICY CP6 Residential Amenity

The amenity of residential areas will be protected from inappropriate development where that development:

1. is for a use inappropriate for residential areas; and/or
 2. is of an unacceptable scale; and/or
 3. leads to an unacceptable increase in traffic or noise; and/or
 4. is visually intrusive.
3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 22 June 2009

Shaun Gorman

.....
Signed: Shaun Gorman
The Head of Environment,
Directorate of Environment,
on behalf of the Council.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 14

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/9022

Applicant:

Mrs Lynn Harrison

Parish:

Irthington

Date of Receipt:

30/04/2009

Agent:

Cumbria County Council

Ward:

Stanwix Rural

Location:

Irthington Village School, Carlisle, Cumbria, CA6
4NJ

Grid Reference:

349800 561560

Proposal: Installation Of A Wall Mounted Aluminium Canopy System

Amendment:

REPORT

Case Officer:

Colin Godfrey

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 13/05/2009

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 26/05/2009

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

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER, 1995**

NOTICE OF PLANNING CONSENT

To: Irthington Village School
Irthington
Carlisle
Cumbria
CA6 4NJ

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans and drawings attached thereto received on 24 April 2009.

**viz: Installation of a wall mounted aluminium canopy system
Irthington Village School, Irthington, Carlisle, Cumbria, CA6 4NJ**

subject to due compliance with the following conditions:

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

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

- 2 The development shall be carried out in accordance with the approved scheme. Any variations to the approved scheme shall be submitted to and approved by the Local Planning Authority prior to being carried out.

Reason: To ensure the development is carried out to an approved appropriate standard.

Dated the 26th May 2009



.....
Signed: Shaun Gorman
The Head of Environment,
on behalf of the Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Director of Environment or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995 (AS AMENDED)**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 26th day of May 2009



.....
Signed: Shaun Gorman
The Head of Environment,
Directorate of Economy Culture & Environment,
on behalf of the Council.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 15

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/0385

Applicant:
Mr Martin Chung

Parish:
Irthington

Date of Receipt:
30/05/2008

Agent:

Ward:
Stanwix Rural

Location:
Steadfolds, Irthington, Carlisle, Cumbria, CA6 4NE

Grid Reference:
347350 559987

Proposal: Temporary Use Of Land For Storage Of Scaffolding and Containers
Amendment:

REPORT

Case Officer: Stephen Daniel

Decision on Appeals:

Appeal Against: Against Enforcement Action

Type of Appeal: Written Representations

Report: This appeal refers to an Enforcement Notice served on the owner of the premises known as Steadfolds in Irthington on 27 January 2009 seeking the removal of all scaffolding tubes, beams, boards, miscellaneous fittings, together with the storage racks, covers shipping containers, HGV trailer and other storage facilities. The Notice specified compliance within a period of 6 months to expire on 3 September 2009. The appeal sought only to extend the compliance period to 12 months

A planning application seeking consent for the temporary use of the premises for the storage of scaffolding and containers was refused by the Head of Planning and Housing Services under the Council's delegated powers on 21 July 2008. No appeal against that decision was made.

The Inspectorate concurred with the Council's view that the notice identified a breach of local planning policies resulting in a development that is unsustainable in the location and detrimental to the open character of the countryside. The Inspector noted also that since the refusal of planning permission in July 2008 the appellant had made no further appeal and that he had known from that time that he would have to obtain alternative premises to continue his business. The Inspector concluded that in view of the time that has elapsed since the refusal of permission he did not

SCHEDULE C: Applications Determined by Other Authorities

consider an extension of the compliance period would be justified. He dismissed the appeal.

The date by which the Enforcement Notice is to be complied with is now 3rd December 2008, i.e. 6 months from the date of the appeal decision.

Appeal Decision: Appeal Dismissed

Date: 19/06/2009

SCHEDULE D

SCHEDULE D

SCHEDULE D

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SCHEDULE D

SCHEDULE D: Reports on Previously Deferred Decisions

Item No: 16

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/1191

Applicant:
Kingswood Learning &
Leisure Group Limited

Parish:
Dalston

Date of Receipt:
01/12/2008

Agent:
Geoffrey Searle Planning
Solicitors

Ward:
Dalston

Location:
The Kingswood Educational Centre, Cumdivock,
Dalston, Carlisle, CA5 6JW

Grid Reference:
335369 548364

Proposal: Conversion Of The Existing Range Of Buildings Together With Minor Extensions To Provide 10 Live-Work Units; Erection Of Car Ports; The Alteration Of Access Ways; The Provision Of Visitors' Car Parking Spaces; Landscaping Following Removal Of Mounds Surrounding The Quad Bike Track And Removal Of Other Earthworks And Apparatus Associated With Existing Activities

Amendment:

REPORT

Case Officer: Angus Hutchinson

Details of Deferral:

Members will recall at Committee meeting held on 30th January 2009 that authority was given to the Head of Planning and Housing Services to issue approval subject to no objections being received from Natural England with regard to the findings of the most recent Inspection and Assessment Report on bats; the satisfactory conclusion of a Section 106 Agreement concerning the payment of the requested commuted sums from the Highway Authority and City Council's Housing Strategy Officer; and imposition of relevant conditions. Satisfactory response has been received from Natural England and the Section 106 Agreement has been entered into and the relevant conditions imposed and approval was issued on 18th May 2009.

Decision: Granted Subject to Legal Agreement

Date: 18/05/2009

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).

SCHEDULE D: Reports on Previously Deferred Decisions

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved documents identified in the letter from Geoffrey Searle dated the 28th November 2008 and the attached list of drawings as revised by: i) drawing no. 7533 L17 Rev. G received on 27th January 2009; ii) drawing no. 7533 E05 Rev. D; iii) drawing no. 7533 P02 Rev. G; and iv) the completed Section 106 Agreement.

Reason: To ensure that the development accords with the scheme approved by the local planning authority in accord with Policy EC12 of the Carlisle District Local Plan 2001-2016.

3. Prior to the commencement of the hereby permitted development on any part of the site there shall be submitted to and approved in writing by the Local Planning Authority, a plan and/or programme showing the proposed phasing of the development and the development shall thereafter proceed only in accordance with the approved phasing plan and/or programme or such variation to that plan and/or programme as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To secure in the public interest a satisfactorily correlated order of development.

4. Prior to the commencement of development on any part of the site there shall be submitted to and approved in writing by the Local Planning Authority specific details stipulating how the hereby permitted scheme will be constructed in full compliance with Level 3 of the Code for Sustainable Homes. The development shall proceed and be completed in accordance with the approved details.

Reason: In order to ensure that the hereby permitted proposal takes into account the need for sustainable development in accordance with Policy CP9 of the Carlisle District Local Plan 2001-2016.

5. This approval is in respect of 10no. live/work units with each comprising a residential element and a business/workspace area that are inextricably linked and an indivisible whole, the layout of which shall comply with that on the approved drawings. The business/workspace area for each live/work unit hereby permitted shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use.

Reason: To ensure that the development remains in accordance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

6. The business/workspace areas of each live/work unit hereby permitted shall not

SCHEDULE D: Reports on Previously Deferred Decisions

be used for any purpose other than for purposes falling within Use Class B1 of the Schedule to the Town and County Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality and to ensure that the proposal complies with Policy EC11 of the Carlisle District Local Plan 2001-2016.

7. The residential floorspace of each live/work unit hereby permitted shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

Reason: To ensure that the development remains in accordance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

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

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the Local Planning Authority.

Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner that safeguards the character of the area in accord with Policy EC12 of the Carlisle District Local Plan 2001-2016.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting or amending that Order), no permanent or temporary building and/or

SCHEDULE D: Reports on Previously Deferred Decisions

structure shall be erected within or brought onto any "field" or part thereof as identified in drawing no. 7533 L17 Rev. G without the prior permission of the Local Planning Authority and the approval by it of the design, siting and external appearance of such structures.

Reason: The local planning authority wishes to retain full control over the matters referred to in order to protect the character of the area in accord with Policy EC12 of the Carlisle District Local Plan 2001-2016.

11. The development hereby approved shall not be carried out otherwise than in complete accordance with the recommendations contained within Section 8 and Tables 4.1 and 6.0 of the Bat Inspection and Assessment Report issued 28th January 2009 prepared by the Tyrer Partnership.

Reason: In order to ensure no adverse impact on a European Protected Species in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

12. Prior to the completion (by plastering out) of the last unit hereby permitted, two pole mounted Barn Owl nestboxes shall be erected on the north boundary of the application site in accordance with details (inclusive of the design and location) submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: In order to enhance local biodiversity with regard to a species protected by the Wildlife and Countryside Act 1981 in accordance with Policy CP2 of the Carlisle and District Local Plan 2001-2016.

13. The respective visibility splays serving "Access B" at the junction with the county highway (as identified in drawing no. 934/11 Rev. C included within the Highways Statement prepared by Ashleyhelme Associates dated November 2008) shall be undertaken in full prior to the completion of the last unit (by plastering out) within that phase of the hereby permitted development.

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

15. Prior to the commencement of development hereby permitted further details of the proposed access roads and parking (inclusive of width, levels, kerbs, sub base construction and drainage) shall be submitted to and approved in writing by the Local Planning Authority. Any works so approved shall be constructed progressively as the constituent phases of the site are developed and undertaken in full prior to the completion of the last unit (by plastering out) within that phase of the said development.

SCHEDULE D: Reports on Previously Deferred Decisions

Reason: To ensure that the access roads are defined and laid out at an early stage in support of Local Transport Plan Policies LD5, LD7 and LD8.

17. Before any unit hereby permitted is occupied the existing access "C" (as identified in Figure 2.1 accompanying the Highway Statement prepared by Ashleyhelme Associates dated November 2008) shall be permanently closed and the highway crossings and boundaries reinstated in accordance with details which have been submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy H16 of the Carlisle District Local Plan.

18. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 6m 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 in support Local Transport Plan Policies LD7 and LD8.

19. Prior to the commencement of use/occupation of any unit hereby permitted adequate underground ducts shall be installed by the developer(s) to enable telephone services, electricity services and (if necessary) communal television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines, and in providing such ducts the developers shall co-ordinate the provision of such services with the respective undertakers; notwithstanding the provisions of Article 3(1) and the Schedule 2 Part 17 Class G (B) of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no distribution pole or overhead lines within the area shall be erected, save with the express consent of the Local Planning Authority.

Reason: To maintain the special visual character of the locality in accord with Policy EC11 of the Carlisle and District Local Plan 2001-2016.

20. For the duration of the development works existing trees and hedgerows to be retained shall be protected by suitable barriers erected and maintained in accordance with Figure 2 contained in BS 5837:2005 "Trees in relation to construction Recommendations" and at the locations specified in drawing number 7533 titled "Appendix 2 Tree Protection Plan" prepared by RGP Architects dated 18th November 2008. The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, washing or mixing of any associated construction materials and equipment, tipping or

SCHEDULE D: Reports on Previously Deferred Decisions

stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

21. Prior to the commencement of the development hereby permitted a Method Statement detailing the materials and means of construction for the no dig portion of the access and road, as specified on drawing number 7533 titled "Appendix 2 Tree Protection Plan" prepared by RGP Architects dated 18th November 2008, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed and be completed in accordance with the approved Method Statement.

Reason: To protect trees during development works in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

22. Trees or hedges chosen for retention as shown in the Tree Protection Plan (drawing number 7533) shall not for the duration of the development works be damaged or destroyed, uprooted, felled, lopped or topped without prior written consent of the Local Planning Authority. In the case of the remaining trees, any work shall be undertaken completely in accordance with the "preliminary management recommendations" contained in the Arboricultural Implication Assessment prepared by Coppice Landscapes and dated 19th November 2008.

Reason: To protect trees and hedges during development works in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

23. The removal of the existing mounds and all planting, seeding, and/or turfing comprised in the approved details of landscaping for the constituent phases of the development shall be carried out either contemporaneously with the completion of individual units or, in the alternative, by not later than the end of the third planting and seeding season following completion of that phase of the development, as specified in the phasing plan and/or programme required to be submitted by condition 3. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

SCHEDULE D: Reports on Previously Deferred Decisions

24. Prior to the commencement of the hereby permitted development samples or full details of all materials to be used on the exterior of the buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the works harmonise as closely as possible with the existing buildings and character of the area to ensure compliance with Policy EC12 of the Carlisle and District Local Plan 2001-2016.

25. The proposed hard surface finishes to all means of pedestrian and vehicular access and associated parking areas within the proposed scheme shall be implemented in accordance with drawing number 7533 L17 Rev.G either contemporaneously with the completion of individual units or, in the alternative, prior to the completion of the last unit (by plastering out) within that phase of the development.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policies CP5 and EC12 of the Carlisle District Local Plan 2001-2016.

26. The respective parking areas shall be constructed in accordance with the approved plans before the occupation of any live/work unit hereby permitted and shall not be used except for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure adequate access is available for each occupier in accord with Policy T1 of the Carlisle District Local Plan 2001-2016.

27. In the event that external lighting is proposed within the scheme including along any access road, the details shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: to protect the visual appearance of the development in accordance with Policy EC11 of the Carlisle District Local Plan.

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

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP10 of the Carlisle District Local Plan 2001-2016.

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SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No:
07/0857

Applicant:
Tesco Stores Ltd

Parish:
Carlisle

Date of Receipt:
23/07/2007

Agent:
Development Planning
Partnership

Ward:
Castle

Location:
L/A bounded by Upper Viaduct Car Park-River
Caldew, Harper & Hebson & Viaduct Estate Road,
Carlisle

Grid Reference:
339950 555600

Proposal: Erection Of Foodstore (Use Class A1) And Associated Parking, Access
And Ancillary Works (Reserved Matters)

Amendment:

Decision: Grant Permission

Date: 09/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/0543

Applicant:
Tesco Stores Limited

Parish:
Carlisle

Date of Receipt:
23/05/2008 11:31:55

Agent:
DPP

Ward:
Castle

Location:
L/A Bounded By Upper Viaduct, Car Park- River
Caldew, Harper and Hebson and Viaduct Estate
Road.

Grid Reference:
339950 555600

Proposal: Discharge Of Condition 6 (On-Site Contamination) Of Application
04/1653

Amendment:

Decision: Refuse Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/1138

Applicant:
Townfoot Garage Ltd

Parish:
Arthuret

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:

12/11/2008 07:30:13

Agent:

Tsada Building Design
Services

Ward:

Longtown & Rockcliffe

Location:

Greenalls Garage, Bank Street, Longtown CA6 5PS

Grid Reference:

337849 568742

Proposal: Demolition Of Former Garage And Formation Of 3 Dwellings With Off
Street Parking And Gardens (Revised Application)

Amendment:

Decision: Grant Permission

Date: 16/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

08/1139

Applicant:

Townfoot Garage Ltd

Parish:

Arthuret

Date of Receipt:

12/11/2008 07:30:13

Agent:

Tsada Building Design
Services

Ward:

Longtown & Rockcliffe

Location:

Greenalls Garage, Bank Street, Longtown CA6 5PS

Grid Reference:

337849 568742

Proposal: Demolition Of Former Garage And Formation Of 3 Dwellings With Off
Street Parking And Gardens (Revised Application/Conservation Area
Consent)

Amendment:

Decision: Grant Permission

Date: 16/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

08/1184

Applicant:

Primesight Ltd

Parish:

Carlisle

Date of Receipt:

02/12/2008

Agent:**Ward:**

Castle

Location:

Spar Stores plc, 63-69 Newtown Road, Carlisle,
CA2 7JB

Grid Reference:

338734 555907

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: 1no. Internally Illuminated Wall Mounted Display Unit.

Amendment:

Decision: Refuse Permission

Date: 19/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/1219

Applicant:
Brian Hetherington Limited Dalston

Parish:

Date of Receipt:
16/04/2009

Agent:
Gray Associates Limited

Ward:
Dalston

Location:
Unit 2, Barras Lane, Dalston, Carlisle, CA5 7LX

Grid Reference:
336475 550657

Proposal: Formation Of Covered Loading And Parking Bay

Amendment:

Decision: Grant Permission

Date: 10/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
08/1238

Applicant:
Next Plc

Parish:
Carlisle

Date of Receipt:
28/04/2009

Agent:
Gee Tee Signs Ltd

Ward:
Multiple Wards

Location:
17 English Street, Carlisle, CA3 8JW

Grid Reference:
340124 555896

Proposal: Display Of 1no Internally Illuminated Fascia Sign And 1no Internally Illuminated Projection Sign (Retrospective)

Amendment:

Decision: Grant Permission

Date: 15/06/2009

Between 16/05/2009 and 26/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
09/0022

Applicant:
Mr Bemrose-Hedley

Parish:
Stanwix Rural

Date of Receipt:
15/01/2009

Agent:
Jock Gordon

Ward:
Stanwix Rural

Location:
Garden Cottage, Crosby on Eden, Carlisle, CA6
4QZ

Grid Reference:
345449 559410

Proposal: Raising Of Part Of Garden To Be Level With The Road And The New
Vehicular Access And Erection Of New Entrance Gates And Gate Posts
And Timber Boundary Fence (Revised Application)

Amendment:

Decision: Grant Permission

Date: 26/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0053

Applicant:
Mr Trevor Thompson

Parish:

Date of Receipt:
02/02/2009

Agent:

Ward:
Longtown & Rockcliffe

Location:
52 Blencarn Park, Rockcliffe, Carlisle, CA6 4AH

Grid Reference:
335863 561840

Proposal: Erection of Domestic Shed (Retrospective Application)

Amendment:

Decision: Grant Permission

Date: 10/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0063

Applicant:
Mr Baker

Parish:
Carlisle

Date of Receipt:
02/02/2009 08:00:43

Agent:
Swarbrick Associates

Ward:
St Aidans

Location:
University of Cumbria, Fusehill Street, CARLISLE,
CA1 2HH

Grid Reference:
340974 555586

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Proposed Conversion Of Existing Building To Form A Medical Imaging Training Facility

Amendment:

Decision: Grant Permission

Date: 22/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0064

Applicant:
Mr Baker

Parish:
Carlisle

Date of Receipt:
30/01/2009 08:00:43

Agent:
Swarbrick Associates

Ward:
St Aidans

Location:
University of Cumbria, Fusehill Street, CARLISLE,
CA1 2HH

Grid Reference:
340974 555586

Proposal: Proposed Conversion Of Existing Building To Form A Medical Imaging Training Facility (LBC)

Amendment:

Decision: Grant Permission

Date: 22/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0105

Applicant:
Mr Wood

Parish:
Westlinton

Date of Receipt:
02/04/2009

Agent:

Ward:
Longtown & Rockcliffe

Location:
The Glen, Westlinton, CA6 6AB

Grid Reference:
339411 563903

Proposal: Raise Roof Of Existing Barn For Tractor Access And To Create Second Floor For Storage Of Animal Feed And Hay

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 21/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0121

Applicant:
Mr R Ashmore

Parish:
Carlisle

Date of Receipt:
18/02/2009

Agent:
Mr T McEvoy

Ward:
Belle Vue

Location:
Site D, Thomlinson Avenue, Raffles Estate, Carlisle

Grid Reference:
337986 555567

Proposal: Discharge Of Conditions 4 & 5 of Previously Approved Appn 07/0225

Amendment:

Decision: Grant Permission

Date: 20/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0182

Applicant:
Mr Stephen Tyler

Parish:
Farlam

Date of Receipt:
23/03/2009

Agent:
Green Design Group

Ward:
Irthing

Location:
High Cleugh Head, Hallbankgate, Brampton, CA8 1LY

Grid Reference:
357630 559142

Proposal: Discharge Of Conditions 2 (Phasing Of Development); 3 (Materials); 4 (Foul Drainage); 5 (Landscaping Scheme); 7 (Demolition) and 14 (Level 3 Survey) Of Previously Approved Appn 08/0960

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0201

Applicant:
Mr P Barker

Parish:
Beaumont

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

17/03/2009

Burgh

Location:

Eden View, Grinsdale Bridge, Burgh by Sands,
Carlisle, CA5 6DP

Grid Reference:

336206 557536

Proposal: Discharge Of Conditions 2 And 6 Of Previously Approved Application
08/0910

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0202

Applicant:

Mr P Barker

Parish:

Date of Receipt:

31/03/2009

Agent:

Ward:

Location:

Eden View, Grinsdale Bridge, Burgh by Sands,
Carlisle, CA5 6DP

Grid Reference:

336206 557536

Proposal: Discharge Of Conditions 3 And Condition 7 Of Previously Approved
Application 08/0909

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0208

Applicant:

Stephen Bell

Parish:

Carlisle

Date of Receipt:

30/03/2009

Agent:

Ward:

Currock

Location:

Land Adjacent Former Metal Box Car Park, Water
Street, Carlisle

Grid Reference:

340230 555275

Proposal: Continuation Of Use Of Temporary Car Park As Motor Vehicle Sales

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 21/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0209

Applicant:
Brampton Nursery School

Parish:
Brampton

Date of Receipt:
01/04/2009

Agent:

Ward:
Brampton

Location:
Brampton Nursery School, Central Hall, Main Street,
Brampton, CA8 1RS

Grid Reference:
353071 561168

Proposal: Alterations To Provide A Meeting Room Together With Additional Access
And An Outside Covered Area

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0210

Applicant:
Ben Hodgson Cars Ltd

Parish:
Dalston

Date of Receipt:
20/03/2009

Agent:
Gray Associates Limited

Ward:
Dalston

Location:
Bridge End Service Station, Bridge End, Dalston,
Carlisle, CA5 7BH

Grid Reference:
337113 548737

Proposal: Erection Of Single Storey Lean To Extension To Provide Spray Booth

Amendment:

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
09/0220

Applicant:
WM & DW Hutton

Parish:
Wetheral

Date of Receipt:
27/03/2009

Agent:
H & H Bowe Ltd

Ward:
Wetheral

Location:
Field 3659, Low Cotehill, Carlisle, Cumbria, CA4 0EJ

Grid Reference:
347359 550596

Proposal: Erection Of Agricultural Workers Dwelling With Attached Garage (Outline Application)

Amendment:

Decision: Grant Permission

Date: 19/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0222

Applicant:
Lowther Arms Inn

Parish:
Wetheral

Date of Receipt:
30/03/2009

Agent:

Ward:
Wetheral

Location:
Lowther Arms Inn, Cumwhinton, Carlisle, Cumbria, CA4 8DL

Grid Reference:
344752 552731

Proposal: Renewal Of Application 04/0597 For Erection Of Conservatory/ Dining Area

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0225

Applicant:
Hallmark Hotels

Parish:
Carlisle

Date of Receipt:
21/04/2009

Agent:
Hartbrights

Ward:
Currock

Location:
The Lakes Court Hotel, Court Square, Carlisle,

Grid Reference:
340276 555539

SCHEDULE E: Decisions Issued Under Delegated Powers

Cumbria, CA1 1QY

Proposal: Display Of 3no. Internally Illuminated Canopy Fascia Signs And 2no. Internally Illuminated Menu Case Signs (Retrospective)

Amendment:

Decision: Grant Permission

Date: 26/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0226

Applicant:
Hallmark Hotels

Parish:
Carlisle

Date of Receipt:
30/03/2009

Agent:
Hartbrights

Ward:
Currock

Location:
The Lakes Court Hotel, Court Square, Carlisle,
Cumbria, CA1 1QY

Grid Reference:
340276 555539

Proposal: Display Of 3no. Internally Illuminated Canopy Fascia Signs And 2no. Internally Illuminated Menu Case Signs (Retrospective) (LBC)

Amendment:

Decision: Grant Permission

Date: 20/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0230

Applicant:
Firm Of Sanny Investment Group

Parish:
Carlisle

Date of Receipt:
07/04/2009

Agent:
Rodney Jeremiah
Architectural Services

Ward:
Harraby

Location:
264-266 London Road, Carlisle, CA1 2QS

Grid Reference:
341636 554253

Proposal: Variation Of Condition 2 Of Application 06/0168 To Amend Parking, Turning And Loading Requirements (Retrospective)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 26/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0236

Applicant:
Mr D Shankland

Parish:
Wetheral

Date of Receipt:
07/04/2009

Agent:
Shanks Design & Build Ltd

Ward:
Wetheral

Location:
Land to rear of Brundene, Plains Road, Wetheral,
CA4 8LA

Grid Reference:
346336 555020

Proposal: Erection Of 1no. Dwelling (Revised Application)

Amendment:

1. Revised Block Plan
2. Revised Elevations

Decision: Grant Permission

Date: 02/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0238

Applicant:
Mr Owston

Parish:
Irthington

Date of Receipt:
03/04/2009

Agent:
Tsada Building Design
Services

Ward:
Stanwix Rural

Location:
Laversdale Lane Farm, Laversdale, CA6 4PS

Grid Reference:
347854 563453

Proposal: Erection Of Single Storey Sunroom, Detached Garage and Chimney

Amendment:

Decision: Grant Permission

Date: 19/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

09/0242 Messrs Blair Kingwater

Date of Receipt: **Agent:** **Ward:**
14/05/2009 Irthing

Location: **Grid Reference:**
Land at part Field 1500, Town Head Farm, West
Hall, Brampton, Cumbria, CA8 2EH 356134 567929

Proposal: Construction Of Clay-Lined Lagoon For Storage Of Cattle Slurry
Amendment:

Decision: Grant Permission **Date:** 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No: **Applicant:** **Parish:**
09/0244 St John the Evangelist Carlisle

Date of Receipt: **Agent:** **Ward:**
26/03/2009 12:00:24 Swarbrick Associates St Aidans

Location: **Grid Reference:**
St Johns Church, London Road, Carlisle, CA1 2JZ 340729 555285

Proposal: Formation Of Open Porch; New Timber Glazed Doors To Main Entrance
Into Church Together With A Disabled Access Ramp To Close Street.

Amendment:

Decision: Grant Permission **Date:** 21/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No: **Applicant:** **Parish:**
09/0247 Mr Joseph Watt Carlisle

Date of Receipt: **Agent:** **Ward:**
07/04/2009 Ward Design Stanwix Urban

Location: **Grid Reference:**
18 Brampton Road, Carlisle, CA3 9AW 340534 557169

Proposal: Proposed New Roof To Replace Existing

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 19/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0249

Applicant:
Mr Michael Wilson

Parish:
St Cuthberts Without

Date of Receipt:
27/03/2009

Agent:
Architects Plus (UK) Ltd

Ward:
Dalston

Location:
Woodside Farm, Wreay, Carlisle, CA4 0RJ

Grid Reference:
343340 549940

Proposal: Alterations And Extension To Existing Farmhouse To Provide Games Room, Utility Room And Farm Entrance To Lower Ground Floor, Kitchen, Dining Room And Main Entrance To Ground Floor, And En-Suite Bedroom To First Floor; Change Of Use Of Field To Driveway To Access Farmhouse; Demolition Of Existing Farm Workers Cottage And Erection Of Replacement Dwelling

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0250

Applicant:
Mr J Long

Parish:
Wetheral

Date of Receipt:
22/06/2009

Agent:
Simtor Limited

Ward:
Wetheral

Location:
Wellholme Lea, Scotby, Carlisle

Grid Reference:
344116 554919

Proposal: Conversion Of Existing Outbuilding To Form Dwelling

Amendment:

Decision: Grant Permission

Date: 22/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0251

Applicant:
Mr J Long

Parish:
Wetheral

Date of Receipt:
22/06/2009

Agent:
Simtor Limited

Ward:
Wetheral

Location:
Wellholme Lea, 35 Scotby Village, Scotby, Carlisle,
CA4 8BS

Grid Reference:
344116 554919

Proposal: Conversion Of Existing Outbuilding To Form Dwelling (LBC)

Amendment:

Decision: Grant Permission

Date: 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0254

Applicant:
Mr Drouet

Parish:
Dalston

Date of Receipt:
01/04/2009

Agent:

Ward:
Dalston

Location:
Ash Trees, Hallfield, Dalston, Carlisle, CA5 7QH

Grid Reference:
337143 549197

Proposal: Erection Of Garden Store And Greenhouse

Amendment:

Decision: Grant Permission

Date: 20/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0257

Applicant:
Bimson Homes Ltd

Parish:
Hayton

Date of Receipt:
03/04/2009

Agent:
Planning Branch Ltd

Ward:
Hayton

Location:
Greenholme Farm, Corby Hill, CA4 8QB

Grid Reference:
348587 557624

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Discharge Of Conditions 6 (Materials), 8 (Landscaping), 10 (Hard Surface Finishes), 11 (Boundary Fences), 12 (Tree Protection Barriers), 13 (S106 Agreement), 15 (Management Company) , 16 (Surface Water Drainage), 17 (External Lighting), 20 (Access Details), 22 (Access Details), 23 (Closure of Access to the A69), 27 (Detailed Working Drawings), 30 (Windows And Door Detail) & 32 (Damp Proofing Survey) Of Previously Approved Appn 06/0993

Amendment:

Decision: Partial Discharge of Conditions
29/05/2009

Date:

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0259

Applicant:
Mrs Bryony Kirk

Parish:
Beaumont

Date of Receipt:
27/04/2009

Agent:

Ward:
Burgh

Location:
Hollow Creek Farm, Kirkandrews on Eden, Carlisle,
CA5 6DJ

Grid Reference:
335528 558311

Proposal: Removal Of Existing Fireplace In Reception To Create An Opening For A Cooker Hob With Drawers Underneath (LBC)

Amendment:

Decision: Grant Permission

Date: 16/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0260

Applicant:
Network Rail
(Infrastructure) LTD

Parish:
Carlisle

Date of Receipt:
31/03/2009

Agent:
Network Rail (Commercial
Property)

Ward:
Currock

Location:
Land Off South George Street, R/O Citadel Station,
Carlisle, CA2 5AW

Grid Reference:
340161 555472

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Demolition Of Two Outbuildings And Re-Building Of Boundary Wall At West Side Of Citadel Station

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0261

Applicant:

Persimmon Homes
Lancashire

Parish:

Carlisle

Date of Receipt:

30/03/2009 16:01:28

Agent:

Ward:

St Aidans

Location:

Watts Storage Depot, London Road, Carlisle

Grid Reference:

341200 555100

Proposal: Discharge Of Conditions 4, 5, 12, 15, 16, 17, 18, 19, 24, 27, 28 & 29 Of Previously Approved Appn 07/0845

Amendment:

1. Revised fencing plan, drawing no. 160/200 rev. D, received 28th May 2009.

Decision: Grant Permission

Date: 04/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0262

Applicant:

Mr Fouad Al-Azzawi

Parish:

Wetheral

Date of Receipt:

31/03/2009

Agent:

Ward:

Wetheral

Location:

Arden Lee, 50 Scotby Road, Carlisle, Cumbria, CA4
8BD

Grid Reference:

344123 555589

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 26/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0264

Applicant:
Mrs Currie

Parish:
Carlisle

Date of Receipt:
03/04/2009

Agent:
Country Style Windows

Ward:
Belle Vue

Location:
16 Palmer Road, Carlisle, Cumbria, CA2 7NE

Grid Reference:
337129 556327

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 18/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0265

Applicant:
Lidl UK GMBH

Parish:
Carlisle

Date of Receipt:
03/04/2009

Agent:

Ward:
Denton Holme

Location:
Lidl Stores, Unit C, Madford Retail Park, Charlotte
Street, Carlisle, CA2 5BT

Grid Reference:
339923 555489

Proposal: Display Of 1no Illuminated Fascia Sign And 2no. Illuminated 15m
Triangular Signs

Amendment:

Decision: Refuse Permission

Date: 29/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0266

Applicant:
Ms B E Turnbull

Parish:
Wetheral

Date of Receipt:
01/04/2009

Agent:

Ward:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Anchor Lodge, Wetheral, Carlisle, CA4 8HD

Grid Reference:
346553 554307

Proposal: Single Storey Extension To Provide Garden Room, Workshop And Studio

Amendment:

1. Revised Elevations Deleting The Dormer Windows

Decision: Grant Permission

Date: 22/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0268

Applicant:
Mrs Julie Davies

Parish:
Carlisle

Date of Receipt:
20/04/2009

Agent:

Ward:
Currock

Location:
61 Currock Park Avenue, Currock, Carlisle, CA2 4DJ

Grid Reference:
340078 554158

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 15/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0272

Applicant:
Mr A Atkinson

Parish:
Carlisle

Date of Receipt:
02/04/2009

Agent:
Jock Gordon

Ward:
Belah

Location:
3 Etterby House, Etterby Road, Carlisle, Cumbria, CA3 9QS

Grid Reference:
338661 556969

Proposal: Erection Of Balcony & Spiral Stair To South West Elevation

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 21/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0273

Applicant:
Mr K Pattinson

Parish:
Stanwix Rural

Date of Receipt:
02/04/2009

Agent:
NFU

Ward:
Stanwix Rural

Location:
Walby Hall, Crosby On Eden, Carlisle, Cumbria,
CA6 4QL

Grid Reference:
343580 560304

Proposal: Erection Of Agricultural Cattle Building

Amendment:

Decision: Grant Permission

Date: 19/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0274

Applicant:
Mr K Pattinson

Parish:
Stanwix Rural

Date of Receipt:
02/04/2009

Agent:
NFU

Ward:
Stanwix Rural

Location:
Walby Hall, Crosby On Eden, Carlisle, Cumbria,
CA6 4QL

Grid Reference:
343553 560272

Proposal: Erection Of Agricultural Cattle Building

Amendment:

Decision: Grant Permission

Date: 19/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0282

Applicant:
Mr Ian Dockerty

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
06/04/2009

Agent:
TSF Developments Ltd

Ward:
Stanwix Urban

Location:
75 Etterby Street, Carlisle, Cumbria, CA3 9JD

Grid Reference:
339704 557171

Proposal: Extension & Conversion Of Existing Garage & Storage Space To Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 01/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0284

Applicant:
Mr D Thompson

Parish:
Dalston

Date of Receipt:
14/04/2009

Agent:

Ward:
Dalston

Location:
Lakerigg Barn, Lakerigg, Dalston, Carlisle, CA5 7BS

Grid Reference:
336462 548173

Proposal: Erection Of Steel Building For Domestic Store With Stable For 1no. Pony

Amendment:

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0286

Applicant:
Cumwhitton Parish
Community Partnership

Parish:
Cumwhitton

Date of Receipt:
07/04/2009

Agent:
Green Design Group

Ward:
Great Corby & Geltsdale

Location:
Field No.6854, Cumwhitton, Cumbria, CA8 9EX

Grid Reference:
350683 552513

Proposal: Change Of Use Of Agricultural Land To Create New Childrens Play Area

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 02/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0288

Applicant:
Mr Williams

Parish:
Stapleton

Date of Receipt:
09/04/2009 08:01:19

Agent:
Solar Direct UK

Ward:
Lyne

Location:
Damhead Cottage, Roweltown, CA6 6LQ

Grid Reference:
351755 572373

Proposal: Installation Of Solar Panels On The Flat Roof Garage

Amendment:

Decision: Grant Permission

Date: 28/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0294

Applicant:
Mr Alan Best

Parish:
Carlisle

Date of Receipt:
14/04/2009

Agent:
Hogg & Robinson Design
Services

Ward:
Belle Vue

Location:
32 Grinsdale Avenue, Belle Vue, Carlisle, CA2 7LX

Grid Reference:
337243 556236

Proposal: Garage Extension And Conversion With Porch To Front Elevation, To
Provide Bedroom With Adjacent Shower Room And Porch

Amendment:

Decision: Grant Permission

Date: 21/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0296

Applicant:
Mrs Forster

Parish:
Askerton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
14/04/2009 12:00:26

Agent:
Ashton Design

Ward:
Irthing

Location:
Knorren Lodge, Walton, Brampton, CA8 2BN

Grid Reference:
353598 567992

Proposal: Conversion Of Barns To Three Residential Units And Two Live Work Units (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0298

Applicant:
Mrs Forster

Parish:
Askerton

Date of Receipt:
14/04/2009 16:00:20

Agent:
Ashton Design

Ward:
Irthing

Location:
Knorren Lodge, Walton, Brampton, CA8 2BN

Grid Reference:
353598 567992

Proposal: Conversion Of Existing Barns To Three Residential Units And Two Live Work Units (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0301

Applicant:
Mr Billy Mallinson

Parish:
Dalston

Date of Receipt:
15/04/2009

Agent:
Taylor & Hardy

Ward:
Dalston

Location:
Station Road, Dalston, Carlisle, Cumbria, CA5 7LT

Grid Reference:
336614 550469

Proposal: Display Of 1no. Directional Sign (Revised Application)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 02/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0304

Applicant:
Mr & Mrs R & E Norman

Parish:
Orton

Date of Receipt:
16/04/2009

Agent:
C & D Property Services

Ward:
Burgh

Location:
The Bow Farm, Bow, Carlisle

Grid Reference:
333403 555507

Proposal: Erection of Two Broiler Chicken Sheds

Amendment:

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0305

Applicant:
Mr & Mrs Ryan

Parish:
Arthuret

Date of Receipt:
16/04/2009

Agent:
Abound Technical
Drawings

Ward:
Longtown & Rockcliffe

Location:
8 Moor Crescent, Longtown, CA6 5UQ

Grid Reference:
338356 568927

Proposal: Replace Conservatory with Solid Roof Sunroom

Amendment:

Decision: Grant Permission

Date: 27/05/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0306

Applicant:
Mrs Cork

Parish:
Orton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
16/04/2009

Agent:
Taylor & Hardy

Ward:
Burgh

Location:
Low House Farm, Baldwinholme, Carlisle CA5 6LJ

Grid Reference:
333841 552011

Proposal: Conversion Of Former Agricultural Building To Form 1No. Holiday Cottage

Amendment:

1. Revised Drawings Indicating A Reduction In The Scale Of The First Floor Window On The South Elevation; Insertion Of 1no. Rooflight; And Annotation Of The Layout.

Decision: Grant Permission

Date: 11/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0307

Applicant:
Carlisle Racecourse Co
Ltd

Parish:
St Cuthberts Without

Date of Receipt:
16/04/2009 16:00:41

Agent:
Jon Underwood Associates

Ward:
Dalston

Location:
Carlisle Racecourse, Durdar Road, Carlisle, CA2
4TS

Grid Reference:
340460 551900

Proposal: Demolition Of Existing Trackside Weighing Room And Construction Of New Weighing Room Facility Adjacent To The Existing Red Rum Bar Together With Construction Of New Hospitality Facilities On The Site Of The Former Weighing Room

Amendment:

Decision: Grant Permission

Date: 02/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0309

Applicant:
Mr P Paterson

Parish:
Carlisle

Date of Receipt:
20/04/2009

Agent:
Jock Gordon

Ward:
Belah

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Kinderton, Etterby Close, Carlisle, Cumbria, CA3
9PR

Grid Reference:
339051 557388

Proposal: Erection Of Single Detached Domestic Garage

Amendment:

Decision: Grant Permission

Date: 04/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0313

Applicant:
Mr Hetherington

Parish:
Carlisle

Date of Receipt:
01/05/2009

Agent:

Ward:
Stanwix Urban

Location:
10 Dykes Terrace, Carlisle, CA3 9AS

Grid Reference:
340601 557392

Proposal: Demolition Of Existing Outbuildings And Construction Of Single Storey
Kitchen Extension To Rear Of The Property

Amendment:

Decision: Grant Permission

Date: 16/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0317

Applicant:
Mr Mark Cronin

Parish:
St Cuthberts Without

Date of Receipt:
20/04/2009

Agent:

Ward:
Dalston

Location:
25 Valley Drive, Carlisle, Cumbria, CA1 3TB

Grid Reference:
343114 554073

Proposal: Planning Permission To Be Extended By 3 Years

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0318

Applicant:
Mr Armstrong

Parish:
Castle Carrock

Date of Receipt:
20/04/2009

Agent:
Rol Design Limited

Ward:
Great Corby & Geltsdale

Location:
Land adjacent to, Castlegate Cottage, Castle
Carrock, CA8 9LT

Grid Reference:
354200 555680

Proposal: Discharge Of Conditions 4 (Material Samples);5 (Floor Levels); 7 (Landscaping Scheme);10 (Surface Water Drainage); 12 (Screen Walls/Boundary Fences) of Application 08/0873

Amendment:

Decision: Grant Permission

Date: 15/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0319

Applicant:

Parish:
Carlisle

Date of Receipt:
24/04/2009

Agent:
Balfour Beatty Workplace

Ward:
Castle

Location:
BBC Carlisle, Annetwell Street, Carlisle, Cumbria,
CA3 8BB

Grid Reference:
339724 556067

Proposal: Installation Of Externally Mounted Condensing Units Within Rear Of Building Car Park Area

Amendment:

Decision: Grant Permission

Date: 02/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0321

Applicant:
Allen Builders

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
23/04/2009

Agent:
Edenholme Building &
Architectural Surveyors

Ward:
Castle

Location:
26-32 Lonsdale Street, Carlisle, CA1 1DB

Grid Reference:
340360 555860

Proposal: Change Of Use From Printers Workshops To Retail Units And
Administration Office

Amendment:

Decision: Grant Permission

Date: 05/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0323

Applicant:
Mrs A Waggott

Parish:
Scaleby

Date of Receipt:
27/04/2009

Agent:
Jock Gordon

Ward:
Stanwix Rural

Location:
Whitehill Farm, Scaleby, Carlisle CA6 4JY

Grid Reference:
345235 564244

Proposal: Erection Of Replacement Agricultural Building To House Farm
Machinery, Animals, Animal Feed and Hay

Amendment:

Decision: Grant Permission

Date: 15/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0324

Applicant:
Mr Kevin Bell

Parish:
Arthuret

Date of Receipt:
27/04/2009

Agent:
Hogg & Robinson

Ward:
Longtown & Rockcliffe

Location:
1 & 5 Fauld Cottages, Longtown, Carlisle, CA6 5SN

Grid Reference:
337978 566658

Proposal: Demolition Of Existing Fauld Cottages And Erection Of A New Detached

SCHEDULE E: Decisions Issued Under Delegated Powers

4no. Bedroom Dwelling

Amendment:

Decision: Grant Permission

Date: 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0325

Applicant:
Mr John Marston

Parish:

Date of Receipt:
27/04/2009

Agent:
Hogg & Robinson Design
Services

Ward:
Stanwix Rural

Location:
Tanside Cottage, Scaleby, Carlisle, CA6 4LD

Grid Reference:
346892 564121

Proposal: Erection Of Agricultural Building To Winter Animals And Storage Of
Implements And Feed

Amendment:

Decision: Grant Permission

Date: 11/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0326

Applicant:
Mr N Jowett

Parish:
Burgh-by-Sands

Date of Receipt:
22/04/2009

Agent:
HTGL Architects Ltd

Ward:
Burgh

Location:
Wallgarth, Burgh by Sands, Carlisle, CA5 6AQ

Grid Reference:
331650 559040

Proposal: Two Storey Side And Rear Extension To Provide Extended Kitchen,
Dining And Living Room On Ground Floor With 1no. En-Suite Bedroom
Above. Existing Roof Space To Be Used As A Study

Amendment:

Decision: Grant Permission

Date: 01/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No: 09/0328	Applicant: Norbrook Laboratories Ltd	Parish: Wetheral
Date of Receipt: 23/04/2009	Agent: Architects Plus (UK) Ltd	Ward: Great Corby & Geltsdale
Location: Garden Cottage, Corby Castle, Great Corby, Carlisle, CA4 8LR		Grid Reference: 347155 554286

Proposal: Alterations and Extension To Provide Kitchen, Dining And Living Area
With Garden Room On Ground Floor With 1no. En-Suite Bedroom
Above (LBC)

Amendment:

Decision: Grant Permission

Date: 11/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No: 09/0330	Applicant: Mr M Thompson	Parish: Carlisle
Date of Receipt: 30/04/2009	Agent: Mr M Graham	Ward: Morton
Location: 20 Newlaithes Avenue, Carlisle, CA2 6PY		Grid Reference: 338549 554601

Proposal: Two Storey Side Extension To Provide Kitchen On Ground Floor With
1no. En-Suite Bedroom Above

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No: 09/0332	Applicant: Miss Carole Logue	Parish: Carlisle
Date of Receipt: 06/05/2009	Agent: Elf Construction	Ward: Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

37 Coledale Meadows, Carlisle, Cumbria, CA2 7NZ

Grid Reference:

338293 556233

Proposal: Erection Of Conservatory To Rear Elevation**Amendment:****Decision:** Grant Permission**Date:** 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0333

Applicant:

Mr Andrew Jackson

Parish:

Carlisle

Date of Receipt:

23/04/2009

Agent:**Ward:**

Belle Vue

Location:

43 Keld Road, Belle Vue, Carlisle, Cumbria, CA2 7QX

Grid Reference:

336986 556001

Proposal: Two Storey Side Extension To Provide Study, Kitchen & Utility On Ground Floor With 1no. En-Suite Bedroom Above Together With Porch To Front Elevation**Amendment:****Decision:** Grant Permission**Date:** 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0334

Applicant:

Mr Duguid

Parish:

St Cuthberts Without

Date of Receipt:

23/04/2009 16:00:57

Agent:

Edenholme Building Services

Ward:

Dalston

Location:

Greenfield, Carleton Road, CARLISLE, CA1 3EH

Grid Reference:

342565 553170

Proposal: Two Storey Side And Rear Extension To Provide Enlarged Kitchen With Cloakroom On Ground Floor With Study Enlarged Bedroom With En-Suite Above (Revised Application)**Amendment:**

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0335

Applicant:
Mr Platton

Parish:
Wetheral

Date of Receipt:
28/04/2009

Agent:
Black Box Architects
Limited

Ward:
Wetheral

Location:
Finchwood, 4 Near Park, Scotby, Carlisle, CA4 8AU

Grid Reference:
343853 555615

Proposal: Two Storey Rear Extension To Provide Dining Room, Bathroom & Bedroom On Ground Floor With 1no. En-Suite Bedroom Above Together With Decking At First Floor Level

Amendment:

Decision: Withdrawn by Applicant/or by default

Date: 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0340

Applicant:
Bimson Homes

Parish:

Date of Receipt:
27/04/2009

Agent:
Planning Branch Ltd

Ward:

Location:
Greenholme Farm, Corby Hill, Carlisle, CA4 8QB

Grid Reference:
348587 557624

Proposal: Discharge Of Conditions 2 (Materials), 3 (Hard Surface Finishes), 4 (Boundary Fences), 6 (Detailed Working Drawings), 9 (Window And Door Detail) And 11 (Damp Proofing Survey) Of Previously Approved Application 06/0994

Amendment:

Decision: Refuse Permission

Date: 10/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0343

Applicant:
Mr Campbell

Parish:
Carlisle

Date of Receipt:
01/05/2009

Agent:
SPACE Designed
Solutions Ltd

Ward:
Stanwix Urban

Location:
68 Croft Road, Carlisle, CA3 9AG

Grid Reference:
341017 557569

Proposal: Two Storey Side Extension To Provide Bike/Garden Store, Kitchen, Utility & WC On Ground Floor With Extended Bedroom & Bathroom On First Floor Together With Single Storey Rear Extension To Provide Dining Room

Amendment:

Decision: Grant Permission

Date: 15/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0344

Applicant:
Mr J Long

Parish:
Wetheral

Date of Receipt:
22/06/2009

Agent:
Simtor Limited

Ward:
Wetheral

Location:
L/Adj to Wellholme Lea, Scotby, Carlisle

Grid Reference:
344075 554887

Proposal: Erection of 1No. Detached Bungalow

Amendment:

Decision: Grant Permission

Date: 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0345

Applicant:
Mr Charles Haughan

Parish:
Carlisle

Date of Receipt:
30/04/2009

Agent:
Ward Design

Ward:
Yewdale

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
206 Chesterholm, Sandsfield Park, Carlisle, CA2
7XY

Grid Reference:
337179 555441

Proposal: Erection Of Double Garage To Side Of Property (Revised Application)

Amendment:

Decision: Grant Permission

Date: 03/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0347

Applicant:
Mr Andrew Sefton

Parish:
Wetheral

Date of Receipt:
28/04/2009

Agent:

Ward:
Great Corby & Geltsdale

Location:
Raygarth, Great Corby, Cumbria, CA4 8LL

Grid Reference:
347210 554493

Proposal: Discharge Of Condition 2 Of Previously Approved Application 08/0183
(Details Of Materials)

Amendment:

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0348

Applicant:
Messrs Tinning

Parish:
Arthuret

Date of Receipt:
28/04/2009

Agent:
C & D Property Services

Ward:
Longtown & Rockcliffe

Location:
Land Forming Part of Burnfoot Farm, Longtown

Grid Reference:
337573 566946

Proposal: Construction Of Vehicular Access; Together With Bridge And Track
Access For Agricultural And Fishing Purposes

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 19/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0352

Applicant:
Audex Timber Products
Limited

Parish:
Arthuret

Date of Receipt:
05/05/2009

Agent:
Mr Rodney Jeremiah

Ward:
Longtown & Rockcliffe

Location:
Land to Rear of 1 Moor Place, Longtown, Carlisle,
CA6 5US

Grid Reference:
338485 568939

Proposal: Erection Of 1No. Dwelling

Amendment:

Decision: Refuse Permission

Date: 19/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0353

Applicant:
Norman Elsworth

Parish:
Wetheral

Date of Receipt:
29/04/2009

Agent:

Ward:
Wetheral

Location:
Riverview, Brackenbank, Wetheral, Carlisle, CA4
8HZ

Grid Reference:
348331 552026

Proposal: Variation Of Condition 1 Of Previously Approved Appn 04/0440 To
Extend The Time Limit For 3 Years

Amendment:

Decision: Grant Permission

Date: 10/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0354

Applicant:
Mr Martin Coffin

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
29/04/2009

Agent:

Ward:
Yewdale

Location:
46 Chesterholm, Carlisle, Cumbria, CA2 7XX

Grid Reference:
336879 555586

Proposal: Conversion Of Part Garage To Provide Living Accommodation With Single Storey Side Extension To Provide Shower Room

Amendment:

Decision: Grant Permission

Date: 08/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0362

Applicant:
Mr D Briggs

Parish:
Stanwix Rural

Date of Receipt:
07/05/2009

Agent:

Ward:
Stanwix Rural

Location:
The Hawthorns, Park Broom, Carlisle, CA6 4QH

Grid Reference:
343174 558893

Proposal: Single Storey Side Extension To Provide 1no. En-Suite Bedroom

Amendment:

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0364

Applicant:
Mr I Glencross

Parish:
Carlisle

Date of Receipt:
28/05/2009

Agent:

Ward:
Belle Vue

Location:
30 Moor Park Avenue, Belle Vue, Carlisle, CA2 7LZ

Grid Reference:
337331 556305

Proposal: Erection Of First Floor Rear Extension To Provide Extended Bedrooms

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 24/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0368

Applicant:
System Group

Parish:
Irthington

Date of Receipt:
12/05/2009

Agent:
Hyde Harrington

Ward:
Stanwix Rural

Location:
System Group Ltd, Carlisle Airport, CA6 4NW

Grid Reference:
347572 560776

Proposal: Extension Of Existing Office Building To Provide New Refectory Area And 2no Level Access Training Rooms (Revised Application Incorporating Repositioning Of 3no. Air Conditioner Chillers & Insertion of 2no. Air Extract Fans To Front And Rear Elevation & Minor Alterations To Windows)

Amendment:

Decision: Grant Permission

Date: 22/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0372

Applicant:
S P & S E Calvert

Parish:
Wetheral

Date of Receipt:
11/05/2009

Agent:

Ward:
Wetheral

Location:
8 Sandy Lane, Broadwath, Heads Nook, Brampton,
CA8 9BG

Grid Reference:
347935 555430

Proposal: Erection Of Single Storey Side Extension To Provide Dining Room

Amendment:

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
09/0374

Applicant:
Mr Hales

Parish:
Carlisle

Date of Receipt:
08/05/2009

Agent:
Edenholme Building &
Architectural Surveyors

Ward:
Botcherby

Location:
49 Silverdale Road, Carlisle, CA1 3SF

Grid Reference:
342828 554490

Proposal: Two Storey Side Extension To Provide Kitchen & Lobby On Ground Floor With 1no. En-Suite Bedroom Above, Together With Conservatory To Rear Elevation And Proposed New Vehicular Access

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0375

Applicant:
Mr & Mrs Mountjoy

Parish:
Cummersdale

Date of Receipt:
07/05/2009

Agent:
Jock Gordon

Ward:
Dalston

Location:
Fairfield, Little Orton Road, Carlisle, CA2 6RB

Grid Reference:
336432 554641

Proposal: Single Storey Rear Extensions To Provide Sunroom And Dining Room And Erection Of Replacement Garage And Store

Amendment:

Decision: Grant Permission

Date: 23/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0376

Applicant:
Mr Stephen Bolger

Parish:
Wetheral

Date of Receipt:
07/05/2009

Agent:
Philip Turner Associates

Ward:
Wetheral

Location:
The Plain, The Plains, Wetheral, Carlisle, CA4 8JY

Grid Reference:
346359 554944

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Satellite Dish To Chimney (Retrospective)

Amendment:

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0378

Applicant:

Mr Ritchie

Parish:

Carlisle

Date of Receipt:

08/05/2009

Agent:

Finesse PVCu Limited

Ward:

Belah

Location:

16 Abbotsford Drive, Carlisle, CA3 0QJ

Grid Reference:

339846 558363

Proposal: Demolition Of Existing Conservatory And Erection Of Replacement

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:

09/0381

Applicant:

Mr Norman Parry

Parish:

Brampton

Date of Receipt:

08/05/2009

Agent:

Ward:

Brampton

Location:

Chapel View, Milton, Brampton, Cumbria, CA8 1JD

Grid Reference:

355620 560557

Proposal: Internal Alterations Plus Balcony Over Existing Porch Incorporating New Chimney

Amendment:

Decision: Grant Permission

Date: 19/06/2009

Between 16/05/2009 and 26/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
09/0384

Applicant:
Mr Alan Gyte

Parish:
Wetheral

Date of Receipt:
19/05/2009

Agent:

Ward:
Wetheral

Location:
20 Scotby Village, Scotby, Carlisle, CA4 8BS

Grid Reference:
344202 554812

Proposal: Erection Of A Single Storey Rear Extension To Provide Dining Room
And Lounge (Revised Application)

Amendment:

Decision: Grant Permission

Date: 18/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0387

Applicant:
Oakbank Nurseries
Garden Centre

Parish:
Brampton

Date of Receipt:
12/05/2009

Agent:
Abacus Building Design

Ward:
Brampton

Location:
Field Site Next To Carruthers Timber Sawmill,
Brampton Junction, Milton, Cumbria, CA8 1HW

Grid Reference:
355100 559950

Proposal: Erection Of Single Storey Outbuilding For Use As A Storage Facility For
JCB Digger, Tractor And Trailer, Plant Machinery And Tools Used For
Both Forestry And Horticultural Purposes

Amendment:

Decision: Grant Permission

Date: 25/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0389

Applicant:
Mr Barwick

Parish:
Carlisle

Date of Receipt:
12/05/2009 13:01:31

Agent:
Gray Associates Limited

Ward:
Harraby

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
498 London Road, Carlisle, CA1 3EJ

Grid Reference:
342485 553262

Proposal: First Floor Extension To Rear Of Property

Amendment:

Decision: Grant Permission

Date: 09/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0390

Applicant:
Mrs R Little

Parish:
Brampton

Date of Receipt:
20/05/2009

Agent:

Ward:
Brampton

Location:
47 Berrymoor Road, Brampton, CA8 1DN

Grid Reference:
352979 561550

Proposal: Two Storey Side Extension To Provide Kitchen, Dining Room & Lounge
On Ground Floor With 2no. Bedrooms (1no. En-Suite) Above Together
With 1no. Bedroom & Shower Room In Existing Roof Space

Amendment:

Decision: Withdrawn by Applicant/or by default

Date: 25/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0391

Applicant:
Dr S Watson

Parish:
Dalston

Date of Receipt:
18/05/2009

Agent:
Abacus Building Design

Ward:
Dalston

Location:
Bluebell House, Green Lane, Dalston, Carlisle, CA5
7AF

Grid Reference:
338520 554971

Proposal: Single Storey Rear Extension To Provide Shower/Wet Room

Amendment:

1. Revised Drawing Illustrating A Reduction In The Width Of The Opening For The French Doors

SCHEDULE E: Decisions Issued Under Delegated Powers

2. Revised Drawings Annoting That The Proposed Window Is To Be A Timber Vertical Sliding Sash Window

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0392

Applicant:
Dr S Watson

Parish:
Dalston

Date of Receipt:
18/05/2009

Agent:
Abacus Building Design

Ward:
Dalston

Location:
Bluebell House, Green Lane, Dalston, Carlisle, CA5 7AF

Grid Reference:
338520 549971

Proposal: Single Storey Rear Extension To Provide Shower/Wet Room (LBC)

Amendment:

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0395

Applicant:
Laversdale Timber Co Ltd

Parish:
Irthington

Date of Receipt:
15/05/2009

Agent:
Cubby Construction
Limited

Ward:
Stanwix Rural

Location:
Laversdale Timber Company Ltd, Airport Industrial Estate, Crosby-On-Eden, Carlisle, CA6 4NW

Grid Reference:
347522 560959

Proposal: Erection Of New Industrial Unit And Offices

Amendment:

Decision: Grant Permission

Date: 22/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0411

Applicant:
Mr M Waite

Parish:
Carlisle

Date of Receipt:
19/05/2009

Agent:

Ward:
Harraby

Location:
478 London Road, Carlisle, Cumbria, CA1 3EJ

Grid Reference:
342427 553332

Proposal: Erection Of Single Storey Rear Extension To Provide Sunroom And Kitchen

Amendment:

Decision: Grant Permission

Date: 24/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0412

Applicant:
Mr J D Claxton

Parish:
St Cuthberts Without

Date of Receipt:
19/05/2009

Agent:

Ward:
Dalston

Location:
L/A, Wreay Syke, Wreay, Carlisle, CA4 0RL

Grid Reference:
343638 549053

Proposal: Discharge Of Condition 2 Of Previously Approved Application 07/0366

Amendment:

Decision: Grant Permission

Date: 05/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0414

Applicant:
Mr Nigel Irving

Parish:
Brampton

Date of Receipt:
21/05/2009

Agent:
HTGL Architects Ltd

Ward:
Brampton

Location:
Elm Bank, Tree Road, Brampton, Cumbria, CA8

Grid Reference:
353672 561043

SCHEDULE E: Decisions Issued Under Delegated Powers

1UA

Proposal: Two Storey Rear Extension To Provide Breakfast Room On Ground Floor With Bedroom Above Together With Single Storey Rear Extension To Provide Extended Dining Room

Amendment:

Decision: Grant Permission

Date: 24/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0418

Applicant:
Mr Forsyth

Parish:
Carlisle

Date of Receipt:
20/05/2009 13:00:18

Agent:
John Lyon Associates Ltd

Ward:
Harraby

Location:
The Lodge, London Road, Carlisle, CA1 2QS

Grid Reference:
341587 554338

Proposal: Erection Of Domestic Garage

Amendment:

Decision: Grant Permission

Date: 23/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0419

Applicant:
Mr Forsyth

Parish:
Carlisle

Date of Receipt:
20/05/2009 13:00:18

Agent:
John Lyon Associates Ltd

Ward:
Harraby

Location:
The Lodge, London Road, Carlisle, CA1 2QS

Grid Reference:
341587 554338

Proposal: Erection Of Domestic Garage (LBC)

Amendment:

Decision: Grant Permission

Date: 23/06/2009

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0439

Applicant:
Mr Mike Dresser

Parish:
Hayton

Date of Receipt:
03/06/2009

Agent:
Black Box Architects
Limited

Ward:
Great Corby & Geltsdale

Location:
High Hynam, Castle Carrock, Brampton CA8 9NF

Grid Reference:
356231 555648

Proposal: Discharge of Conditions 6 (Foul Water Drainage), 14 (Bat Habitat), 15 (External Lighting) And 17 (Demolition/Construction) Of Application 08/1257

Amendment:

Decision: Grant Permission

Date: 26/06/2009

Between 16/05/2009 and 26/06/2009

Appn Ref No:
09/0452

Applicant:
Mr A Kemp

Parish:
Cumwhitton

Date of Receipt:
02/06/2009

Agent:

Ward:
Great Corby & Geltsdale

Location:
Nunfield Cottage, Cumwhitton, Brampton, CA8 9HA

Grid Reference:
350323 551769

Proposal: Erection Of Wooden Artists Studio For Personal Use; Erection Of Kennel, Small Garden Shed, Pergola, Trellis And Garden Wall

Amendment:

Decision: Grant Permission

Date: 25/06/2009
