

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

<b>Appn Ref No:</b> 19/0244	<b>Applicant:</b> Citadel Estates Ltd	<b>Parish:</b> Burgh-by-Sands
<b>Date of Receipt:</b> 22/03/2019 11:00:46	<b>Agent:</b> Sam Greig Planning	<b>Ward:</b> Dalston & Burgh
<b>Location:</b> Land at field 3486, Monkhill Road, Moorhouse, Carlisle	<b>Grid Reference:</b> 333336 556858	

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Proposal: Erection Of 14no. Dwellings

The application Report was withdrawn from discussion at the meeting in order to clarify a number of points for members and add to the report to ensure a balanced and clear report is presented. Further information in respect of: the lawfulness of commencement of the previous permission on the site; the Listing review of a nearby listed building; education contributions; and a late submission by the Urban Design/Conservation Officer. The application may, dependent upon the outcome of those actions, be capable of determination under the Council's Scheme of Delegation or, alternatively will be the subject of an additional Report at a future meeting of the Committee.

### Item no: 02

<b>Appn Ref No:</b> 21/1154	<b>Applicant:</b> Citadel Estates	<b>Parish:</b> Carlisle
<b>Date of Receipt:</b> 17/12/2021	<b>Agent:</b> Sam Greig Planning Ltd	<b>Ward:</b> Denton Holme & Morton South
<b>Location:</b> Former KSS Factory Site, Constable Street, Carlisle, CA2 6AQ	<b>Grid Reference:</b> 339574 554722	

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Proposal: Variation Of Condition 2 (Approved Documents) And Removal Of Condition 13 (Emergency Vehicle Access) Of Previously Approved Application 18/0125 (Erection Of 43no. Dwellings) To Amend The Site Layout To Allow Units 12-31 (Inclusive) To Use The Adopted Highway

## East Of The Site (Retrospective Application)

Refuse   Permission

- Reason:** Planning decisions should ensure that developments will function well and add to the overall quality of the area. The retention of the vehicular access onto Leicester Street results in increased vehicle movements from the development through the local highway network. The locality is characterised by terraced properties with narrow roads and on-street parking. The resulting increase in traffic has an adverse effect on the residential amenity of the existing areas. The proposal is therefore contrary to Paragraph 127 a) of the National Planning Policy Framework; and criterion 7 of Policy SP6 (Securing Good Design) of the Carlisle District Local Plan 2015-2030.
- Reason:** The proposal impacts on the wider local road network by increasing potential conflicts in relation to pupils attending Robert Ferguson Primary School and along Denton Street and given the narrow nature of local roads and junctions cause potential conflicts with larger vehicles e.g. delivery vehicles, conflicting with Policy IP2 (Transport and Development) of the Carlisle District Local Plan 2015-2030.

### Relevant Development Plan Policies

Item no: 03

**Appn Ref No:**  
21/0014

**Applicant:**  
Mr I Whittaker

**Parish:**  
Castle Carrock

**Date of Receipt:**  
11/01/2021

**Agent:**  
CH Design

**Ward:**  
Brampton & Fellside

**Location:**  
Land to north of Tarn Lodge Farm, Heads Nook,  
Brampton

**Grid Reference:**  
353000 555000

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Proposal: Siting Of 4no. Holiday Lodges & 2no. Pods Together With Landscaping, Newt Ponds, A Sealed Foul Water Drainage System, Access Track & Parking (Revised Application)

Refuse   Permission

- Reason:** As the access to the site is within a national speed limit zone (60mph) visibility splays of 215m x 2.4m are required to be demonstrated in accordance with the Cumbria Development Design Guide. Such splays cannot be achieved due to the undulations in the road to the south for north bound

vehicles and the splays crossing third party land which consists of hedgerows. The results of the speed survey undertaken in February 2022 do not justify reduced visibility splays due to the abnormal impact LGV vehicles have on the road network in this location. In such circumstances the development will have an adverse impact upon highway safety. The development is therefore contrary to the requirements of paragraph 110 of the NPPF together with policies IP2, EC9 (criterion 2), EC10 (criterion 4) and EC11 (criterion 3) of the Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 04

**Appn Ref No:**  
21/1137

**Applicant:**  
Mr & Mrs Armstrong

**Parish:**  
Irthington

**Date of Receipt:**  
13/12/2021

**Agent:**  
Sam Greig Planning Ltd

**Ward:**  
Longtown & the Border

**Location:**  
Rose Cottage, Laversdale Lane End, Irthington,  
Carlisle, CA6 4PS

**Grid Reference:**  
347894 563684

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Proposal: Change Of Use Of Self Contained Annexe To A Dwelling

Refuse    Permission

- Reason:** Rose Cottage and the associated annexe lie within the open countryside. The proposal to change the use of the annexe to a new dwelling would be contrary to the NPPF and Policies SP2 (Strategic Growth and Distribution) and HO6 (Other Housing in the Open Countryside) of the Carlisle District Local Plan 2015-2030 which seek to restrict new dwellings in the open countryside unless there are special circumstances. No special circumstances have been put forward which would override the policy presumption against the creation of new dwellings in the open countryside. Furthermore, the granting of this permission would set a dangerous precedent which could lead to other detached annexes that lie within the open countryside being converted into dwellings.

## Relevant Development Plan Policies

### Item no: 05

**Appn Ref No:**  
21/0768

**Applicant:**  
Mr Bobby Gibson

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
02/08/2021

**Agent:**

**Ward:**  
Stanwix & Houghton

**Location:**  
24 Hendersons Croft, Crosby on Eden, Carlisle,  
CA6 4QU

**Grid Reference:**  
344531 559482

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Proposal: Erection Of First Floor Balcony To Rear Elevation (Retrospective)

Refuse    Permission

1. **Reason:**      The dwelling is located close to the boundary with the neighbouring property, Burnside, to the west where the dominant proportion of its curtilage is to the rear of the property. In this instance, by virtue of the formation of the balcony, the development would result in actual and perceived overlooking and a significant loss of privacy to the current and future occupiers of the neighbouring properties and their associated gardens. The proposal is therefore contrary to criteria 7 of Policy SP6 (Securing Good Design) and criteria 3 of Policy HO8 (House Extensions) of the Carlisle District Local Plan 2015-2030 together with the objectives of Carlisle City Council's Supplementary Planning Document on "Achieving Well Designed Housing".

### Relevant Development Plan Policies

#### Item no: 06

**Appn Ref No:**  
21/1143

**Applicant:**  
D Routledge

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
14/12/2021 16:01:45

**Agent:**  
Summit Town Planning

**Ward:**  
Stanwix & Houghton

**Location:**  
Land adjacent to Meadow Cottage, Tarraby,  
Carlisle, CA3 0JS

**Grid Reference:**  
340870 558197

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Proposal: Erection Of 4no. Dwellings And Associated Works

Members resolved to defer consideration of the proposal in order to allow further information to be submitted on the traffic report and other points of clarification and to await a further report on the application at a future meeting of the Committee.

#### Item no: 07

**Appn Ref No:**  
21/1161

**Applicant:**  
Mr C Broughton

**Parish:**  
Wetheral

**Date of Receipt:**  
20/12/2021

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Wetheral & Corby

**Location:**  
Scotby Acres, Broomfallen Road, Scotby, Carlisle,  
CA4 8DE

**Grid Reference:**  
343828 554049

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Proposal: Variation Of Condition 5 Of Previously Approved Appeal Decision  
APP/E0915/W/15/3127903 (Siting Of 2No. Residential Gypsy/Travellers  
Pitches With Utility/Day Room; 2No. Static Caravans And 2No. Further  
Toilet/Shower Rooms (Part Retrospective) To Allow An Additional 8no.  
Touring Caravans & Storage Shed

Refuse Permission

1. **Reason:** Planning policies support the principle development that would contribute to achieving additional provision of transit pitches for Gypsies, Travellers and Travelling Showpeople. The Cumbria Gypsy and Traveller Needs Assessment (GTAA) Final Report January 2022 states that there is no need for transit facilities. No identified need or evidence has been submitted as part of this application to the contrary and as such, the proposed is contrary to criterion 8 of Policy SP2 (Strategic Growth and Distribution); Policy HO11 (Gypsies and Travellers) of the Carlisle and District Local Plan 2015-2030.
2. **Reason:** The development increases the size of vehicles and the frequency upon which they use the public right of way to the detriment of other users. Sustained use would be likely to increase the conflict of traffic movements on the public right of way which has restricted width, resulting in additional danger and inconvenience to all users. In this context, the proposal is unacceptable and contrary to criterion 8 of Policy HO11 (Gypsy, Traveller and Travelling Showpeople Provision) and criterion 5 of Policy SP6 (Securing Good Design) of the Carlisle District Local Plan 2015-2030.

**Item no: 08**

**Appn Ref No:**  
21/0893

**Applicant:**  
Mr J.D Lowe

**Parish:**  
Multiple Parishes

**Date of Receipt:**  
14/09/2021

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Wetheral & Corby

**Location:**

Mannory, Broomfallen Road, Scotby, Carlisle, CA4 8DE

**Grid Reference:**

343843 553757

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Proposal: Change Of Use Of Land From Agricultural Use To 1no. Gypsy Pitch Comprising The Siting Of 4no. Mobile Homes, 1no. Utility Block, 2no. Toilet Blocks & 2no. Touring Caravans Together With The Formation Of An Area Of Hard Standing & Installation Of A Treatment Plant (Part Retrospective)

**Refuse Permission**

1. **Reason:** The development increases the number of vehicles and the frequency upon which they use the public right of way to the detriment of other users. Sustained use would be likely to increase the conflict of traffic movements on the public right of way which has restricted width, resulting in additional danger and inconvenience to all users. In this context, the proposal is unacceptable and contrary to criterion 8 of Policy HO11 (Gypsy, Traveller and Travelling Showpeople Provision) and criterion 5 of Policy SP6 (Securing Good Design) of the Carlisle District Local Plan 2015-2030.
2. **Reason:** Planning policies require good design in any development proposals particularly ensuring that development integrates well into the surroundings. The development has removed elements of local landscape character without adequate mitigation or integration of existing features which is contrary to criteria 2, 8 and 9 of Policy SP6 (Securing Good Design) and Policy G16 (Trees and Hedgerows).

**Relevant Development Plan Policies****Item no: 09****Appn Ref No:**

21/1117

**Applicant:**

Mr David Stewart

**Parish:**

Multiple Parishes

**Date of Receipt:**

07/12/2021

**Agent:**

Jock Gordon Architectural  
SVS Ltd

**Ward:**

Multiple Wards

**Location:**

Scotby Oaks, Broomfallen Road, Scotby, Carlisle, CA4 8DE

**Grid Reference:**

343843 553757

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Proposal: Change Of Use Of Land To Residential For A Single Family Group Comprising Of 4no. Plots Each Containing 1no. Amenity Building; 1no.

Static Caravan; 1no. Storage Shed & 2no. Touring Caravans Together  
With The Formation Of An Area Of Hard Standing & Installation Of A  
Treatment Plant (Part Retrospective)

Refuse Permission

1. **Reason:** The development increases the number of vehicles and the frequency upon which they use the public right of way to the detriment of other users. Sustained use would be likely to increase the conflict of traffic movements on the public right of way which has restricted width, resulting in additional danger and inconvenience to all users. In this context, the proposal is unacceptable and contrary to criterion 8 of Policy HO11 (Gypsy, Traveller and Travelling Showpeople Provision) and criterion 5 of Policy SP6 (Securing Good Design) of the Carlisle District Local Plan 2015-2030.
2. **Reason:** Planning policies require good design in any development proposals particularly ensuring that development integrates well into the surroundings. The development has removed elements of local landscape character without adequate mitigation or integration of existing features which is contrary to criteria 2, 8 and 9 of Policy SP6 (Securing Good Design) and Policy G16 (Trees and Hedgerows).
3. **Reason:** The siting of mobile homes and caravans and other structures below an overhead transmission line will provide unsatisfactory living arrangements for future occupiers due to the risk to health and safety contrary to Policy SP6 and CM5 of the Carlisle District Local Plan 2015-2030 and National Grid guidelines for development near HVO power lines.

**Relevant Development Plan Policies**

**Item no: 10**

**Appn Ref No:**  
21/0700

**Applicant:**  
Mr Geoff Hall

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
09/07/2021

**Agent:**  
Plan B Building Drawing  
Limited

**Ward:**  
Stanwix & Houghton

**Location:**  
5 Chestnut Grove, Linstock, Carlisle, CA6 4RS

**Grid Reference:**  
342816 558300

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Proposal: Erection Of Single Storey Front Porch To Provide Entrance Lobby & WC

**Decision:** Refuse Permission

**Date:** 24/09/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 24/02/2022

**Item no:** 11

**Appn Ref No:**  
21/0756

**Applicant:**  
Mr S Mohammed

**Parish:**  
Carlisle

**Date of Receipt:**  
29/07/2021

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Cathedral & Castle

**Location:**  
30 Lismore Street, Carlisle, CA1 2AH

**Grid Reference:**  
340870 555748

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Proposal: Installation Of 2no. Internally Illuminated Fascia Signs

**Decision:** Refuse Permission

**Date:** 13/09/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 21/03/2022

**Item no:** 12

**Appn Ref No:**  
21/0759

**Applicant:**  
Mr S Mohammed

**Parish:**  
Carlisle

**Date of Receipt:**  
29/07/2021

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Cathedral & Castle

**Location:**  
30 Lismore Street, Carlisle, CA1 2AH

**Grid Reference:**  
340870 555748

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Proposal: Installation Of New Shop Front (Part Retrospective)

**Decision:** Refuse Permission

**Date:** 13/09/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 21/03/2022

**Item no:** 13



**Appn Ref No:**  
21/0806

**Applicant:**  
Mr S Mohammed

**Parish:**  
Carlisle

**Date of Receipt:**  
11/08/2021

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Cathedral & Castle

**Location:**  
30 Lismore Street, Carlisle, CA1 2AH

**Grid Reference:**  
340870 555748

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Proposal: Continuation Of Display Of Non Illuminated Wall Mounted Signage

**Decision:** Refuse    Permission

**Date:** 03/09/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 21/03/2022

**Item no: 14**

**Appn Ref No:**  
21/0952

**Applicant:**  
Morton Garden Buildings  
Ltd

**Parish:**  
Beaumont

**Date of Receipt:**  
06/10/2021 14:00:08

**Agent:**  
LRJ Planning Ltd

**Ward:**  
Dalston & Burgh

**Location:**  
Fairview, 3 Harrison Gardens, Monkhill, Burgh By  
Sands, Carlisle, CA5 6DF

**Grid Reference:**  
334506 558571

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Proposal: Erection Of Summerhouse

**Decision:** Refuse    Permission

**Date:** 08/12/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 24/02/2022