

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No: 17/0669	Applicant: Taylor Wimpey North East	Parish: Wetheral
Date of Receipt: 26/07/2017	Agent:	Ward: Wetheral
Location: Land to the South East of Durrhill Road, adjacent Barley Edge, Carlisle, CA1 2SZ		Grid Reference: 343053 555292

Proposal: Erection Of 198no. Dwellings With Associated Infrastructure And Landscaping

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement to secure:

1. the provision of affordable housing (16 social rented and 15 discounted sale);
2. the management/ maintenance of open space;
3. the payment of £68,403 towards off-site sports pitches;
4. the payment of £15,000 to improve the cycle infrastructure;
5. £110,000 to part fund the improvements to Warwick Road;
6. the payment of £6,600 for monitoring of the Travel Plan.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 02

Appn Ref No: 17/0969	Applicant: Magnus Homes Ltd	Parish: Wetheral
Date of Receipt: 10/11/2017 11:02:44	Agent: Hyde Harrington	Ward: Wetheral
Location: Land adjacent to Garth Cottage, Wetheral Pasture, Carlisle, CA4 8HR		Grid Reference: 345961 553252

Proposal: Erection Of Dwellings (Outline)

The application was withdrawn from discussion at the meeting in order to await the

receipt of revised drawings and undertake further consultations following which the application will be presented at a future meeting of the Committee.

Item no: 03

Appn Ref No:
17/0662

Applicant:
Riverside Housing
Association

Parish:
St Cuthberts Without

Date of Receipt:
24/07/2017 16:02:56

Agent:
Day Cummins Limited

Ward:
Wetheral

Location:
Land Adjacent to Beverley Rise, Carlisle

Grid Reference:
343268 554853

Proposal: Erection Of 40no. Dwellings And Associated Infrastructure

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprises:
 1. the submitted planning application form received 24th July 2017;
 2. the Location Plan (drawing ref 01) received 24th July 2017;
 3. the Proposed Block Plan (drawing ref 02 rev C) received 18th December 2017;
 4. the Proposed Site Plans (drawing ref 03 rev G) received 18th December 2017;
 5. the Proposed Floor Plans and Elevations (drawing ref 04 rev B) received 24th July 2017;
 6. the Proposed Site Section (drawing ref 06) received 24th July 2017;
 7. the Proposed Site Access Plan (drawing ref 08 rev A) received 18th December 2017;
 8. the Constraints Plan (drawing ref 96002 rev P1) received 24th July 2017;
 9. the Proposed Road and Sewer Layout Sheet 1 of 2 (drawing ref 90701 rev P3) received 14th December 2017;
 10. the Proposed Road and Sewer Layout Sheet 2 of 2 (drawing ref 90702 rev P3) received 14th December 2017;
 11. the Road and Sewer Longitudinal Sections Sheet 1 (drawing ref 90710 rev P1) received 7th November 2017;
 12. the Road and Sewer Longitudinal Sections Sheet 2 (drawing ref 90711 rev P1) received 7th November 2017;

13. the Topographic Survey (drawing ref ABEL-048-015) received 24th July 2017;
14. the Storm Sewer Design report received 7th November 2017;
15. the Foul Sewerage Design report received 7th November 2017;
16. the Planning, Heritage, Community Involvement, Design and Statement received 24th July 2017;
17. the Affordable Housing Statement received 24th July 2017
18. the Preliminary Ecological Appraisal received 24th July 2017;
19. the Arboricultural Survey Report received 24th July 2017;
20. the Noise Survey and Facade Acoustic Design report received 24th July 2017;
21. the Phase 2 Geoenvironmental Appraisal received 24th July 2017;
22. the Notice of Decision; and
23. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

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

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure hard surface details are acceptable, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

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

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in

writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

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

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

7. Prior to the occupation of the first dwelling, the applicant shall provide suitable receptacles shall be provided for the collection of waste and recycling for each unit in line with the schemes available in the Carlisle district.

Reason: To ensure that bins are provided for the development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. The dwellings hereby approved shall be let in accordance with the details contained within the Affordable Housing Statement, produced by The Riverside Group Ltd and received on 24 July 2017.

Reason: To ensure that the dwellings remain affordable in perpetuity, in accordance with Policy HO4 of the Carlisle District Local Plan 2015-2030.

9. Prior to the commencement of development, the applicant shall undertake (a) Ground Investigations in support of (b) an Engineering Statement. The investigations and statement shall be undertaken by a competent Geotechnical Engineer. The Engineering Statement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Network Rail.

Reason: To ensure works on site do not impact the existing railway boundary and infrastructure.

10. Prior to the occupation of the dwellings hereby approved, broadband shall be installed in accordance with the details to be agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure that the dwellings have access to broadband, in accordance with Policy IP4 of the Carlisle District Local Plan 2015-2030.

11. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants.

12. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

13. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site, together with the timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

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

14. Before the occupancy of any residential unit, noise level measurements must be undertaken in at least 2 residential units overlooking the railway line, to verify that the internal noise levels do not exceed 35dB LAeq 16hr 07.00 to 23.00 (day time) and that they do not exceed 30dB LAeq 8 hour 23.00 to 07.00 (night time). Additionally for the night time period, measurements must include LAmax levels to ensure to ensure that instantaneous internal noise levels, due to external events, do not exceed 45dB LAmax fast. In order to determine how regular the occurrence of LAmax events in excess of 45dB may be, they should be determined over at-least 1 minute intervals during the 8 hour period.

The noise levels are to be measured with windows closed and all ventilators open in the room in which the measurements are carried out. Day time noise levels are to be measured in living rooms and the night time levels are to be measured in bedrooms. The rooms chosen must overlook the railway line. Before the measurements are undertaken, a schedule of the properties and rooms to be used must be submitted in writing to the LPA and the work must not be undertaken before the schedule is agreed in writing.

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

Reason: To protect the living conditions of the future occupiers of the proposed residential units, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the duration of the development. The statement shall provide for:

- (a) the parking of vehicles of the site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) the erection and maintenance of security hoardings/ fences including decorative displays and facilities for public viewing where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust and dirt during construction;
- (g) a scheme for the recycling/ disposing of waste;
- (h) hours of working;
- (i) deliveries.

The works shall thereafter be undertaken solely in accordance with the approved Construction Method Statement.

Reason: In the interests of highway safety and to ensure the works on site minimise the impact of the development on the residential amenity of properties in the locality of the site, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Strategy designed by Curtins proposing surface water (max 6.5 l/s) discharging into the surface water sewer for any storm event. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain to the surface water at the restricted rate of 6.5 l/s for any storm event. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

17. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

18. The carriageway, footways, footpaths etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the final dwelling hereby permitted is occupied.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

19. The widening of Beverley Rise as shown on the Proposed Site Access Plan (Dwg. No. 08 Rev A, received on 18th December 2017) shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the construction of any dwellings.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

20. The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5 and LD7.

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

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

22. Details of proposed highway, verge and footway shall be submitted to the Local

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

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

Relevant Development Plan Policies

Item no: 04

Appn Ref No: 16/1000	Applicant: Newman Catholic High School	Parish: Carlisle
Date of Receipt: 16/11/2016 13:02:40	Agent: Arcadis LLP	Ward: Botcherby
Location: Newman Catholic School Temporary Site, Pennine Way, Carlisle, CA1 3RQ		Grid Reference: 342707 554539

Proposal: New Hardstanding To Provide On Site Car Parking And Coach Park Facilities For Use By School

Grant Permission

1. The use hereby permitted shall be discontinued not later than the 1st day of August 2021 unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

Reason: The development is required to facilitate the temporary relocation of Newman School for which a limited period of consent has been specified.

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 16 November 2016;
 2. the Site Plan (Dwg 02) received 16 November 2016;
 3. the General Arrangement & Vehicle Tracking (Dwg ELL/LE033/AR/L/100) received 26 October 2017;
 4. the Drainage Layout(Dwg ELL/LE033/AR/L/101) received 18 December 2017;
 5. the Lighting Design (Dwg D29182/AMA/A) received 16 November 2016;
 6. the BETAFENCE ROBUSTA DOUBLE LEAF GATE OVERVIEW (Dwg USW00C300101) received 16 November 2017;
 7. the Design and Access Statement November 2016;
 8. the Statement of intent in relation to the preparation of a school travel plan

- received 16 November 2016;
9. the Notice of Decision; and
 10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

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

4. The access drive shall be surfaced in permeable bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

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

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

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

6. Development shall not be commenced until the results of Infiltration Testing in accordance with BRE Digest 365 have been submitted and agreed in writing by the Local Planning Authority in conjunction with the Local Lead Flood Authority. Once agreed the development shall be undertaken in accordance with the Drainage Layout (Dwg ELL/LE033/AR/L/101).

Reason: To ensure a satisfactory drainage scheme is implemented in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
17/0883

Applicant:
C & D Rural

Parish:
Cummersdale

Date of Receipt:
13/10/2017

Agent:
Mr John Sanderson

Ward:
Dalston

Location:
Land at New House Farm, Newby West, Carlisle,
CA2 6QZ

Grid Reference:
337102 554197

Proposal: Erection Of Dwellings (Outline)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 agreement to secure:

- a) the provision of 30% of the units as affordable;
- b) a financial contribution of £141,520 (£90,720 for provision and £50,800 for ten years maintenance) to support the off-site improvement of existing sports pitches;
- c) the maintenance of the informal open space within the site by the developer;
- d) a financial contribution of £1,254,972 to be to paid to Cumbria County Council towards the provision of secondary school places;
- e) a financial contribution of £247,000 to be to paid to Cumbria County Council towards secondary school transport;
- f) a financial contribution of £281,000 to be paid to Cumbria County Council for improvements to the Wigton Road/Orton Road junction;
- g) a financial contribution to improve bus service provision direct to the site;
- h) a financial contribution of £6,600 to monitor the Travel Plan.

Item no: 06

Appn Ref No:
17/0896

Applicant:
Story Homes Ltd

Parish:
Wetheral

Date of Receipt:
18/10/2017 23:02:57

Agent:
WYG

Ward:
Wetheral

Location:
Land South of The A69, Scotby, Carlisle, CA4 8BJ

Grid Reference:
344026 556055

Proposal: Erection Of 81no. Dwellings With Associated Open Space, Infrastructure, Landscaping And Ancillary Works Including Temporary Construction Access Off Scotby Road

Members resolved to defer consideration of the proposal in order to allow negotiations with the applicant to explore revisions to the scheme to address issues regarding the layout and appearance of the development together with provision for refuse collection and to await a further report on the application at a future meeting of the Committee.

Item no: 07

Appn Ref No:
17/0907

Applicant:
Story Homes

Parish:
Wetheral

Date of Receipt:
20/10/2017 11:03:04

Agent:

Ward:
Wetheral

Location:
Land west of Steele's Bank, Wetheral, Carlisle

Grid Reference:
346355 554150

Proposal: Variation Of Condition 22 (Visibility Splay Requirements) Of Outline Planning Permission 15/0886 To Permit The Visibility Splays To Be Amended From 2.4 metres by 60 metres To 2.4 metres by 45 metres

Members resolved to give authority to the Corporate Director of Economic Development to issue approval for the proposal subject to the completion of a Deed of Variation to include this application in addition to the original S106 Agreement. If the Deed of Variation is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 08

Appn Ref No:
17/0905

Applicant:
Story Homes

Parish:
Wetheral

Date of Receipt:
20/10/2017 11:02:50

Agent:

Ward:
Wetheral

Location:
Land west of Steele's Bank, Wetheral, Carlisle

Grid Reference:
346355 554150

Proposal: Erection Of 41no. Dwellings, Including Open Space, Landscaping, Drainage And Road Infrastructure (Reserved Matters Application Pursuant To Outline Approval 15/0886 and Application 17/0907)

Members resolved to give authority to the Corporate Director of Economic Development to issue approval for the proposal subject to the completion of a Deed of Variation to include this application in addition to the original S106 Agreement. If the Deed of Variation is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 09

Appn Ref No:
17/0906

Applicant:
Story Homes

Parish:
Wetheral

Date of Receipt:
20/10/2017 11:03:08

Agent:
Story Homes Limited

Ward:
Wetheral

Location:
Land west of Steele's Bank, Wetheral, Carlisle

Grid Reference:
346288 554112

Proposal: Change In Use Of Agricultural Land To Public Open Space, Formation Of Suds Pond And Installation Of Pumping Station (In Association With Story Homes Proposed Development For 41no. Dwellings)

Members resolved to give authority to the Corporate Director of Economic Development to issue approval for the proposal subject to the completion of a Deed of Variation to include this application in addition to the original S106 Agreement. If the Deed of Variation is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 10

Appn Ref No:
17/0869

Applicant:
Story Homes

Parish:
Brampton

Date of Receipt:
06/10/2017 16:03:04

Agent:

Ward:
Brampton

Location:
Land at Carlisle Road, Brampton

Grid Reference:
352441 560800

Proposal: Erection Of 91no. Dwellings And Associated Infrastructure

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement to secure:

1. the provision of affordable housing (13 affordable rent and 14 low cost home ownership);
2. the management/maintenance of open space;
3. the payment of £272,820 towards education;
4. the payment of £6,600 for monitoring of the Travel Plan.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 11

Appn Ref No:
17/0745

Applicant:
Mr Bowman

Parish:
Brampton

Date of Receipt:
29/08/2017 16:02:49

Agent:
Prospus Group Limited

Ward:
Brampton

Location:
Land adjacent to Brampton Fell Farm, Brampton,
CA8 1HN

Grid Reference:
354211 559570

Proposal: Installation Of Electricity Generation Equipment And Underground

Connections To Substation

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to consultation with Environmental Health regarding the potential need for a bund around the site in the case of a diesel spillage

Item no: 12

Appn Ref No:
17/0919

Applicant:
Mrs Stephens

Parish:
Brampton

Date of Receipt:
25/10/2017

Agent:
Alpha Design

Ward:
Brampton

Location:
Highfield, Capon Tree Road, Brampton, CA8 1QL

Grid Reference:
352890 559932

Proposal: Relocation Of Foul Drainage Septic Tank With New Packaged Treatment Plant/Soakaway System

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form, received on 17 Nov 2017;
 2. the Location Plan (Dwg No. 17/05/908-100a), received on 3 Jan 2018;
 3. the Site Plan (Dwg No. 17/05/908-101), received on 25 Oct 2017;
 4. the Foul Water Treatment Report, received on 26 Oct 2017;
 5. the WPL Diamond Treatment Plant Specification, received on 26 Oct 2017;
 6. the Drainage Section Plan (Dwg No. 17-297-SK001), received on 17 Nov 2017;
 7. the Proposed Treatment Plant Location Plan (Dwg No. 17/297-DWG001 Rev B), received on 17 Nov 2017;
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Relevant Development Plan Policies

Item no: 13

Appn Ref No:
17/0436

Applicant:
c/o North Associates

Parish:
Wetheral

Date of Receipt:
16/05/2017 23:02:56

Agent:
Taylor and Hardy

Ward:
Wetheral

Location:
Land adjacent How Croft, Cumwhinton, Carlisle,
CA4 8DH

Grid Reference:
344977 552536

Proposal: Residential Development (Outline Application)

Members resolved to give authority to the Corporate Director of Economic Development to issue approval for the proposal subject to the completion of a Section 106 Agreement for the on-site provision of affordable housing and a financial contribution towards the maintenance of existing open space/play space within Cumwhinton. If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 14

Appn Ref No:
17/0814

Applicant:
Citadel Estates Ltd

Parish:
Hayton

Date of Receipt:
22/09/2017 13:02:42

Agent:
Hyde Harrington

Ward:
Great Corby & Geltsdale

Location:
Field No. 7961, Land north of Town Foot Farm,
Talkin, Brampton, CA8 1LE

Grid Reference:
354778 557608

Proposal: The Erection Of 5No. Dwellings And Associated Works Including The Erection Of A Dry Stone Boundary Wall And Construction Of A Pavement (Revised Application)

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 22nd September 2017;
 2. the Proposed Site Location Plan received 5th October 2017 (Drawing no. 07/2015/00D);
 3. the Proposed Site Plan received 5th October 2017 (Drawing no. 07/2015/02D);
 4. the Proposed Block Plan received 5th October 2017 (Drawing no. 07/2015/03D);
 5. the Farmhouse Plans & Elevations received 5th October 2017 (Drawing no. 07/2015/08B);
 6. the Barn 1 received 22nd September 2017 (Drawing no. 07/2015/05);
 7. the Barn 2 received 22nd September 2017 (Drawing no. 07/2015/07);
 8. the Bank Barn received 5th October 2017 (Drawing no. 07/2015/06C);
 9. the Long Elevation To Show Relationship Of House Approved Under 16/1080 And Application Site Opposite received 11th December 2017 (Drawing no. 02F);
 10. the Sketch View Of Bank Barn And Garage received 22nd September 2017;
 11. the Planning Statement received 22nd September 2017;
 12. the Design & Access Statement received 6th December 2017;
 13. the Access Appraisal produced by WYG received 15th May 2017;
 14. the Landscape and Visual Appraisal received 22nd September 2017;
 15. the Access Appraisal received 22nd September 2017;
 16. the Notice of Decision;
 17. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. No development shall commence until samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

4. No development shall commence until full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall

be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 30 % to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

6. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

7. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted. All works comprised in the approved details of means of enclosure and boundary treatment shall be carried out contemporaneously with the completion (i.e. by the plastering out) and completed prior to the occupation of each dwelling hereby permitted.

Reason: To ensure that the work is undertaken in a co-ordinated manner that safeguards the appearance and security of the area in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

8. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

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

9. No development shall take place until details of a landscaping scheme have been submitted to and approved by the local planning authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared to reduce the potential for crime in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and 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 SP6 of the Carlisle District Local Plan 2015-2030.

11. The development shall not commence until visibility splays providing clear visibility as shown on Drawing No. A076852 / C002. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general

development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

12. The surfacing of the access road shall extend for at least 10 metres inside the site, as measured from the highway boundary prior to (the use first being commenced) (the buildings being occupied) and shall be carried out in accordance with details of construction which have been approved by the local planning authority as shown on Drawing No A076852/ C002. The access road shall be constructed in accordance with a specification approved by the local planning authority.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. No dwelling hereby approved shall be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the local planning authority.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

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

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policy LD8.

15. Prior to the commencement of the development hereby approved, a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the local planning authority.

The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/ or fumes during the works. The development shall be

carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

1. locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;
2. details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
3. provision for the on-going maintenance of any such bunds, fences and other measures;
4. the control and removal of spoil and wastes;
5. measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.

The Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities including arrangements for the delivery of construction vehicles;
- b. the frequency, duration and means of operation involving excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be amended in accordance with details expressly submitted to and approved in writing by the local planning authority for such purpose.

Reason: To ensure that the development does not adversely affect the environment or the living conditions of the occupiers of neighbouring properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

16. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

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

17. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root

Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 15

Appn Ref No:
17/9013

Applicant:
Capita

Parish:
Dalston

Date of Receipt:
13/09/2017

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Dalston

Location:
U1143, Gaitsgill, Dalston, Carlisle

Grid Reference:
338892 546442

Proposal: Realignment Of The U1143 To Provide A Safe Highway Route Following Closure Of The Current Road Due To Landslips

Decision: City Council Observation - Observations

Date: 25/09/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 08/12/2017

Item no: 16

Appn Ref No:
17/9015

Applicant:
Capita

Parish:
Wetheral

Date of Receipt:
09/10/2017

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Wetheral

Location:
B6263 East of Wetheral Pasture, Wetheral, Carlisle

Grid Reference:
346745 555713

Proposal: Realignment Of A Section Of B6263 Between Warwick On Eden And Wetheral; Stopping Up Of 5m Section Of Public Right Of Way - 138005

Decision: City Council Observation - Observations

Date: 30/10/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 08/12/2017

Item no: 17

Appn Ref No:
17/0304

Applicant:
Citadel Estates Ltd

Parish:
Wetheral

Date of Receipt:
03/04/2017 16:02:50

Agent:
Squire Patton Boggs (UK)
LLP

Ward:
Wetheral

Location:
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG

Grid Reference:
346432 554572

Proposal: Variation Of Condition 1 (Approved Documents) Of Previously Approved 14/0472 To Retain The 2no. Bedroom Flat Within The Roofspace;
Reduce The Height Of The Lift Housing To 0.3 Metres Above The Roof;
And Raise The Ridge On The East And North Elevations To 1.8 Metres
Above Existing Terrace Floor Level

Decision: Refuse Permission

Date: 05/06/2017

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 19/12/2017