

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
21/0157

Applicant:
Gleeson

Parish:
Carlisle

Date of Receipt:
19/02/2021 09:01:35

Agent:
PFK Planning and
Development

Ward:
Belah & Kingmoor

Location:
Land at Deer Park (land between Kingmoor
Industrial Estate & Saint Pierre Avenue, Kingmoor
Road), Carlisle

Grid Reference:
338819 557621

Proposal: Erection Of 79no. Dwellings (Revised Application)

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 20% of the units as affordable (in accordance with the NPPF definition);
- b) an off-site open space contribution of £22,364 for the upgrading and maintenance of open space;
- c) a financial contribution of £27,409 to support the off-site maintenance and improvement of existing play area provision;
- d) a financial contribution of £15,561 to support the off-site improvement of existing sports pitches;
- e) a financial contribution of £3,500 to upgrade the footpath to the north of the site (which is to become a PROW);
- f) the maintenance of the informal open space within the site by the developer;
- g) a financial contribution of £508,596 to Cumbria County Council towards education provision (£213,948 for infant and junior places and £294,648 for secondary school places);

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:
21/0120

Applicant:
Mr & Mrs S Carr-Baugh

Parish:
Westlinton

Date of Receipt:
10/02/2021

Agent:
PFK

Ward:
Longtown & the Border

Location:
Firbank, Westlinton, Carlisle, CA6 6AQ

Grid Reference:
338148 564783

Proposal: Erection Of Single Storey Side Extension To Provide Garden Room; Glazed Lobby Link Through To Outbuilding; Conversion Of Outbuildings To Domestic Use: Alterations To Outbuilding 1 To Create Utility, Boot Room & Storage Room; Alterations To Outbuilding 2 To Create Kitchen, W.C., Lounge/Dining Room And Gym On Ground Floor With Function Room, Office and Shower/W.C. Above; Alterations To Outbuilding 3 To Create 2no. En-Suite Bedrooms, Boot Room, Consulting Room With Dispensary, Sauna/Shower Room and Gym; Erection Of Detached Garage; Erection Of New Gateway And Boundary Treatments; Creation Of New Access

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 10th February 2021;
2. the Heritage Statement received 17th May 2021;
3. the Supporting Information received 17th May 2021;
4. the Window Details received 25th June 2021;
5. the Window Schedule received 1st July 2021;
6. the location plan received 10th February 2021 (Drawing No. 01 Revision 0);
7. the block plan as proposed received 10th February 2021 (Drawing No. 03 Revision 0);
8. the part ground floor plan as proposed received 10th February 2021 (Drawing No. 07 Revision 0);
9. the part first floor plan as proposed received 10th February 2021 (Drawing No. 08 Revision 0);
10. the elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 09 Revision 0);
11. the proposed detached triple garage received 6th July 2021 (Drawing No. 010 Revision B);
12. the part elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 11 Revision 0);
13. the new entrance drive received 10th February 2021 (Drawing No. 12

- Revision 0);
14. the outbuilding 2 as proposed received 10th February 2021 (Drawing No. 14 Revision 0);
 15. the outbuilding 3 as proposed received 10th February 2021 (Drawing No. 16 Revision 0);
 16. the outbuilding 1 as proposed received 10th February 2021 (Drawing No. 018 Revision 0);
 17. the Notice of Decision;
 18. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The premises shall be occupied as a single, self-contained family dwellinghouse, and at no time shall any part be sub-divided and occupied independently of the remainder of the property.

Reason: The local planning authority are not prepared to permit the establishment of a separate unit of accommodation on this site in accordance with Policy HO6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
21/0121

Applicant:
Mr & Mrs S Carr-Baugh

Parish:
Westlinton

Date of Receipt:
10/02/2021

Agent:
PFK

Ward:
Longtown & the Border

Location:
Firbank, Westlinton, Carlisle, CA6 6AQ

Grid Reference:
338148 564783

Proposal: Erection Of Single Storey Side Extension To Provide Garden Room; Glazed Lobby Link Through To Outbuilding; Conversion Of Outbuildings To Domestic Use: Alterations To Outbuilding 1 To Create Utility, Boot Room & Storage Room; Alterations To Outbuilding 2 To Create Kitchen, W.C., Lounge/Dining Room And Gym On Ground Floor With Function Room, Office and Shower/W.C. Above; Alterations To Outbuilding 3 To Create 2no. En-Suite Bedrooms, Boot Room, Consulting Room With Dispensary, Sauna/Shower Room and Gym; Erection Of Detached Garage; Erection Of New Gateway And Boundary Treatments; Creation Of New Access (LBC)

Grant Permission

1. The works identified within the approved application shall be commenced within 3 years of this consent.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas Act 1990.

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:

1. the submitted listed building consent application form received 10th February 2021;
2. the Heritage Statement received 17th May 2021;
3. the Supporting Information received 17th May 2021;
4. the Window Details received 25th June 2021;
5. the Window Schedule received 1st July 2021;
6. the location plan received 10th February 2021 (Drawing No. 01 Revision 0);
7. the block plan as proposed received 10th February 2021 (Drawing No. 03 Revision 0);
8. the part ground floor plan as proposed received 10th February 2021 (Drawing No. 07 Revision 0);
9. the part first floor plan as proposed received 10th February 2021 (Drawing No. 08 Revision 0);
10. the elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 09 Revision 0);
11. the proposed detached triple garage received 6th July 2021 (Drawing No. 010 Revision B);
12. the part elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 11 Revision 0);
13. the new entrance drive received 10th February 2021 (Drawing No. 12 Revision 0);
14. the outbuilding 2 as proposed received 10th February 2021 (Drawing No. 14 Revision 0);
15. the outbuilding 3 as proposed received 10th February 2021 (Drawing No. 16 Revision 0);
16. the outbuilding 1 as proposed received 10th February 2021 (Drawing No. 018 Revision 0);
17. the Notice of Decision;
18. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. All new windows and doors to be installed in the development hereby approved shall strictly accord with detailed drawings and specifications that shall first have been submitted to and approved in writing by the local planning authority. Such details shall include the frames, means of affixing to the wall, the size and opening arrangements of the window, the method of glazing, frames, cill and lintol arrangement.

Reason: To ensure that the works harmonise as closely as possible with the listed building, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

4. All new brickwork to be used in the development hereby approved shall closely match the appearance, texture, and size of the main building and to be bedded and pointed in a cement-free lime mortar to match that on page 18 of Historic England's "*Guidance on the Repointing of Brick and Stone Walls*". A sample area of the stonework for the proposed development, including proposed mortar and pointing detail, shall be prepared and approved in writing by the local planning authority in advance of commencement of development. The development shall then be constructed in strict accordance with the approved sample area.

Reason: To ensure the works harmonise as closely as possible with the existing building in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

5. Following substantial completion of the works and prior to occupancy of the altered areas, a photographic record showing all external elevations and internal areas shall be submitted to the planning authority for the completeness of their records of the building.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to its occupation and to accord with the objectives of Policy HE3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 04

Appn Ref No:
20/0797

Applicant:
Genesis Homes (North)
Ltd

Parish:

Date of Receipt:
23/11/2020

Agent:
Sam Greig Planning

Ward:
Belah & Kingmoor

Location:
Land to the North West of Stainton Gardens,
Stainton Road, Etterby, Carlisle

Grid Reference:
338568 557122

Proposal: Erection Of 33no. Dwellings

Members resolved to defer consideration of the proposal in order to undertake a site visit; for the Council to undertake further investigations with regard to issues raised during their discussion and in particular highway safety; and, to await a further report

on the application at a future meeting of the Committee.

Relevant Development Plan Policies

Item no: 05

Appn Ref No: 21/0115	Applicant: William Barton	Parish: Burgh-by-Sands
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Date of Receipt: 08/02/2021 17:00:42	Agent: Day Cummins Limited	Ward: Dalston & Burgh
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Location: Builders Yard, Brookside House, Thurstonfield, Carlisle, CA5 6HQ	Grid Reference: 331810 556585
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Proposal: Erection Of 7no. Dwellings On Site Of Former Builders Yard & Paddock

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 9th February 2021;
 2. the Location and Block Plan as Proposed received 15th February 2021 (Drawing no. 10 PI);
 3. the Type A 4 Bedroom Detached With Detached Garage received 15th February 2021 (Drawing no. 04 Rev PI);
 4. the Type B 3 Bedroom Detached With Garage received 15th February 2021 (Drawing no. 05 Rev PI);
 5. the Type C 4 Bedroom House With Garage received 15th February 2021 (Drawing no. 06 Rev PI);
 6. the Type D and Garages 5 Bedroom House With Detached Garage received 15th February 2021 (Drawing no. 07 Rev PI);
 7. the Street Scenes Looking North, South and West received 15th February 2021 (Drawing no. 08 Rev PI);
 8. the Planting Plan received 15th February 2021 (Drawing no. 2026.01A);
 9. the Design and Access Statement received 15th February 2021;
 10. the Access Appraisal received 15th February 2021;
 11. the Tree Survey Report received 15th February 2021;
 12. the Preliminary Environmental Risk Assessment received 15th February 2021;
 13. the Ground Investigation report received 15th February 2021;

14. the Drainage Strategy and Flood Risk Assessment received 15th February 2021;
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Notwithstanding any details submitted, 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 (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme should be accompanied by an assessment which as a minimum should include details of:

- existing flow routes from site;
- any existing drainage in relation to the site;
- greenfield runoff rates;
- details of proposed discharge method (including analysis of soils / contamination etc);
- proposed drainage layout plans;
- contributing areas plan;
- proposed treatment of surface water;
- supporting calculation (design to Non-statutory technical standards for sustainable drainage (March 2015) including appropriate allowances for climate change and urban creep);
- exceedance routes;
- who will maintain the drainage system?;
- maintenance plan;
- any other relevant site-specific information that may impact the drainage design.

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 and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed 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 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.

4. Notwithstanding any details submitted, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

Reason: In order that the approved development is appropriate to the topography of the site and neighbouring properties in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

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

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

6. The carriageway, footways, footpaths, cycleways 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 in writing. 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 development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

7. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors, shall be submitted to the local planning authority for written approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

8. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their
- specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of
- any materials on the highway;
- the management of junctions to and crossings of the public highway and other public
- rights of way/footway;
- surface water management details during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

9. Prior to their use on site, 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.

10. Prior to their use on site, 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 SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

11. All boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:

1. precise details of the item(s) including materials, location and height;
2. timescale for implementation;
3. any maintenance proposals identified as necessary within the first 5 years following provision.

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

12. The use of the development shall not be commenced until the access has been formed with 6m metre radius kerbs, to give a minimum carriageway width of 4.8 metres, and that part of the access road extending 10 metres into the site from the existing highway has been constructed in accordance with details approved by the Local Planning Authority.

Reason: In the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

13. Any existing highway fence/ wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the local planning authority and which have subsequently been approved before the development is brought into use and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and to support Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. 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 maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

15. 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.

16. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric

car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

17. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

18. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy IP5 of the Carlisle District Local Plan 2015-2030.

19. 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 in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

20. Any parking area subsequently approved shall be constructed in accordance with the approved plans before any dwelling is occupied.

Reason: To ensure adequate access is available for each occupier in accordance with Policies SP6, HO2 and IP3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
21/0267

Applicant:
Mrs Theresa Dunston

Parish:
Brampton

Date of Receipt:
23/03/2021

Agent:

Ward:
Brampton & Fellside

Location:
The Paddock, Paving Brow, Brampton, CA8 1QU

Grid Reference:
353391 560667

Proposal: Change Of Use From Dwelling (Use Class C3) To 1no. Holiday Let (Sui Generis) (Retrospective)

Grant Permission

1. 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 23rd March 2021;
 2. the Management Plan submitted 5th July 2021;
 3. the Noise Policy submitted 5th July 2021;
 4. the Terms and Conditions of holidaycottages.co.uk received 5th July 2021;
 5. the location plan received 23rd March 2021;
 6. the block plan received 23rd March 2021;
 7. the floor plan received 23rd March 2021;
 8. the Notice of Decision;
 9. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

2. The operation of the holiday let, hereby approved, shall be undertaken in strict accordance with the submitted Management Plan, Noise Policy and the Terms and Conditions of holidaycottages.co.uk.

Reason: To ensure the holiday let accommodation is properly operated and to ensure that local residents have a recourse in the event of any disturbance in the interests of residential amenity and the function of the area in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
21/0374

Applicant:
Mr Steven Tomkin & Ms
Mary Thorne

Parish:
Hayton

Date of Receipt:
20/04/2021

Agent:
Abacus Building Design

Ward:
Brampton & Fellside

Location:
Castle Hill, Hayton, Brampton, CA8 9JA

Grid Reference:
350780 557838

Proposal: Change Of Use Of Redundant Agricultural Barn To Provide 1no. New Dwelling & Extension To Accommodation To Adjoining Gin Case; Construction Of New Entrance And 2no. Car Parking Spaces To Rear Within Existing Garden Area To Serve New Dwelling And Gin Case

Members resolved to defer consideration of the proposal in order to give further consideration to the proposed parking. If the parking can be achieved utilising the existing access to the site combined with courtyard parking the application is delegated to the Corporate Director of Economic Development to approve, if the parking proposals are not altered then the committee await a further report on the application at a future meeting.

Relevant Development Plan Policies

Item no: 08

Appn Ref No:
21/0375

Applicant:
Mr Steven Tomkin & Ms
Mary Thorne

Parish:
Hayton

Date of Receipt:
20/04/2021

Agent:
Abacus Building Design

Ward:
Brampton & Fellside

Location:
Castle Hill, Hayton, Brampton, CA8 9JA

Grid Reference:
350780 557838

Proposal: Change Of Use Of Redundant Agricultural Barn To Provide 1no. New Dwelling & Extension To Accommodation To Adjoining Gin Case; Construction Of New Entrance And 4no. Car Parking Spaces To Rear Within Existing Garden Area To Serve New Dwelling And Gin Case(LBC)

Members resolved to defer consideration of the proposal in order to give further consideration to the proposed parking. If the parking can be achieved utilising the existing access to the site combined with courtyard parking the application is delegated to the Corporate Director of Economic Development to approve if the parking proposals are not altered then the committee await a further report on the application at a future meeting.

Relevant Development Plan Policies

Item no: 09

Appn Ref No:

21/0392

Applicant:

Initial Parking Limited

Parish:

Burtholme

Date of Receipt:

23/04/2021 23:00:42

Agent:

Fisher German LLP

Ward:

Brampton & Fellside

Location:

Car Parks at Lanercost Priory & Tearooms,
Lanercost, Brampton, CA8 2HQ

Grid Reference:

355479 563675

Proposal: Installation Of Payment Machines, ANPR Cameras And Associated
Structures (Timber Poles) For Signage

Part Approval/Refusal

**Approval of pole signs, CCTV and meters associated with the Tea Rooms
and CCTV pole for the Priory**

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 Full Planning Permission which comprise:
 1. the submitted Planning Application Form received 26th April 2021 (in relation to the development serving Naworth Tea Rooms and the camera pole serving Naworth Priory car park only);
 2. the Naworth Tea Rooms Site Location Plan received 26th April 2021 (Drawing No.129686-02-01);
 3. the Naworth Tea Rooms Proposed Site Plan received 5th July 2021 (Drawing No. 129197-01-03 Rev B);
 4. the Naworth Tea Rooms Payment Machine Elevations received 26th April 2021 (Drawing No. 129686-02-06);
 5. the Naworth Tea Room Sign Elevations received 7th July 2021 (Drawing No.129686-02-04 Rev A);
 6. the Photograph of The Camera Position At Naworth Tea Rooms received 21st June 2021;

7. the Camera Elevations for Naworth Tea Room received 26th April 2021 (Drawing No.129686-02-05);
8. the Naworth Priory Car Park Site Location Plan received 26th April 2021 (Drawing No.129686-01-01, excluding the pole signs and payment machines);
9. the Naworth Priory Car Park Proposed Site Plan received 5th July 2021 (Drawing No. 129686-01-03 Rev B excluding the pole signs and payment machines);
10. the Naworth Priory Camera Pole Elevations received 26th April 2021 (Drawing No.129686-01-06);
- 11 the Naworth Priory Camera Elevations received 26th April 2021 (Drawing No.129686-01-05);
12. the Notice of Decision;
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Refusal of pole signs and meters associated with the Priory

1. **Reason:** The proposed pole signs and payment machines serving the Priory car park would be visible and distinctive features within the street scene particularly from the west where there are key iconic views of The Priory church from the existing listed gatehouse located adjacent to the C1025. The infrastructure proposed would be conspicuous in the foreground of the setting of the Grade I listed Priory Church and would therefore appear as visual clutter which would significantly harm the setting of the adjacent Listed Buildings of which the development would be viewed against. The proposed single timber pole associated with a proposed sign located at the vehicular entrance to the Priory in a field immediately behind a timber post and rail fence, in close proximity to the C1025 would also stand out as an unduly prominent and incongruous feature due to its height, solidity and proximity to the road with no significant soft landscaping behind to assimilate into its rural setting. The timber post associated with a sign would therefore appear as visual clutter harming the character and appearance of the area and the setting of the Grade I listed gateway arch which is located in close proximity. The proposals will therefore result in substantial harm to the setting of the Grade I Listed Buildings which are to be afforded the highest protection and this harm would significantly and demonstrably outweigh any perceived public benefits of the scheme. In such circumstances the proposed pole signs and payment machines serving The Priory Car Park

would be contrary to the objectives of paragraphs 130, 193 and 195 of the NPPF together with criteria 1-4 of Policy SP6 and Policy HE3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 10

Appn Ref No:
21/0393

Applicant:
Initial Parking Limited

Parish:
Burtholme

Date of Receipt:
23/04/2021 23:00:42

Agent:
Fisher German LLP

Ward:
Brampton & Fellside

Location:
Car Parks at Lanercost Priory & Tearooms,
Lanercost, Brampton, CA8 2HQ

Grid Reference:
355479 563675

Proposal: Display Of Non Illuminated Signage Associated With Payment Machines
And ANPR Cameras

Partial Express Consent/Partial Refusal

Approval of signs relating to the Tea Rooms

1. The consent now granted is limited to a period of five years from the date of this decision.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

2. The development shall be undertaken in strict accordance with the approved documents for this Advertisement Consent which comprise:
 1. the submitted Planning Application Form received 26th April 2021 (in relation to the development serving Naworth Tea Rooms);
 2. the Naworth Tea Rooms Site Location Plan received 26th April 2021 (Drawing No.129686-02-01);
 3. the Naworth Tea Rooms Proposed Site Plan received 5th July 2021 (Drawing No. 129197-01-03 Rev B);
 4. the Naworth Tea Room Sign Elevations received 7th July 2021 (Drawing No.129686-02-04 Rev A);
 5. the Notice of Decision; and
 6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

7. No advertisement shall be sited or displayed so as to –

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

8. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). Any signs shall be sited to

ensure vertical and horizontal clearance between the sign and footway/carriageway that conforms with highway signing regulations.

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

9. Prior to the commencement of the proposed signage serving Naworth Tea Rooms hereby approved full details of the text, logos and colours of the signage should be submitted to and approved in writing by the local planning authority. The signage shall then be installed in accordance with the approved details.

Reason: In the interests of visual amenity. To support Policies SP6 and HE3 of the Carlisle District Local Plan 2015-2030.

Refusal of signs relating to the Priory

1. **Reason:** The application relates to Lanercost Priory which is a highly sensitive site as it is a scheduled ancient monument and contains a number of key medieval buildings which are Grade I listed. In this location, the proposed three signs serving the Priory car park would, due to their height, solidity and proximity to the existing Grade I listed buildings, result in discordant features which would be highly visible within the foreground of the setting of the Grade I listed gateway and Priory church. The resulting cumulative impact of the signs would therefore be detrimental to the visual amenities of the exceptional quality of the existing Grade I listed buildings affecting their appearance and character. The proposal is therefore contrary to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBA) Act 1990, paragraph 132 of the National Planning Policy Framework together with criteria 1-4 of Policy SP6 and Policy HE3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 11

Appn Ref No:
21/0448

Applicant:
Mr McGregor

Parish:
Brampton

Date of Receipt:
06/05/2021 16:01:53

Agent:
Ashwood Design
Associates Ltd

Ward:
Brampton & Fellside

Location:
Garth House, Greenfield Lane, Brampton, CA8 1AY

Grid Reference:
352647 561486

Proposal: Replacement Of Existing Windows (LBC)

Grant Permission

1. The works identified within the approved application shall be commenced within 3 years of this consent.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:

1. the submitted planning application form;
2. the As Existing & Proposed Block and Location Plans (Dwg 006), received 7th May 2021;
3. the As Existing & Proposed Sliding Sash Window Details (Dwg 003), received 7th May 2021;
4. the As Proposed Window Elevations (Dwg 004), received 7th May 2021;
5. the As Proposed Window Elevations (Dwg 005), received 7th May 2021;
6. the Window Schedule, received 7th May 2021;
7. the Heritage Statement/ Design & Access Statement, received 7th May 2021;
8. the Supplementary Information, received 25th May 2021;
9. the Notice of Decision;
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the removal of the existing windows, a detailed photographic record of the existing windows shall be produced and submitted to the local planning authority for approval in writing prior to their removal.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030

4. Notwithstanding the submitted details, details of all new windows, in the form, of quarter or full-size drawings including sections, shall be submitted for prior approval by or on behalf of the Local Planning Authority before any development takes place. Such details shall include the frames, means of affixing to the wall and the size and opening arrangements of the window. The windows shall then be implemented in accordance with these details.

Reason: To ensure that the proposals do not have an unacceptably adverse impact on the listed building in accordance with Policies HE3 and SP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 12

Appn Ref No:
21/0468

Applicant:
Wetheral Parish Council

Parish:
Wetheral

Date of Receipt:
11/05/2021

Agent:
NWAD

Ward:
Wetheral & Corby

Location:
Wetheral Playing Fields, Wetheral, Carlisle, CA4
8HE

Grid Reference:
346540 553980

Proposal: Formation Of MUGA (Multi Use Games Area) Within Sports Field
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 11th May 2021;
 2. the site location plan received 11th May 2021 (Drawing No.21-217-01A);
 3. the proposed block plan received 11th May 2021 (Drawing No.21-217-02A);
 4. the proposed layout plan of the Multi Use Games Area received 11th May 2021;
 5. the proposed elevations received 21st May 2021 (Drawing Sheets 1 of 19);
 6. the supporting information received 17th June 2021;
 7. the Notice of Decision;
 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. 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 (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

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 and unless otherwise agreed in writing by the Local Planning Authority.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF, NPPG together with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

5. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2005 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

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

Relevant Development Plan Policies

Item no: 13

Appn Ref No:
21/0496

Applicant:
Top Dog

Parish:
Carlisle

Date of Receipt:
18/05/2021 11:00:44

Agent:

Ward:
Cathedral & Castle

Location:
Unit 11, Willowholme Industrial Estate, Millrace
Road, Willowholme, CA2 5RS

Grid Reference:
339104 556379

Proposal: Change Of Use From Industrial Unit To Day Care Centre For Dogs

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;
 2. drawing ref. TD02 'Location Plan', received on 18 May 2021;
 3. drawing ref. TD03 'Site Plan', received on 18 May 2021;
 4. drawing ref. TD06 'External Area Plan', received on 18 May 2021;
 5. document ref. TD08 'Flood Plan', received on 18 May 2021;
 6. document ref. TD01 'Supporting Statement', received on 18 May 2021;
 7. the Notice of Decision;
 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The dog day care facility (Sui Generis Use) hereby approved shall not be open for business except between 0730 hours and 1800 hours from Monday to Saturday inclusive, and shall not open on Sundays or Bank Holidays. No animals shall remain on the premises outside of these times.

Reason: To align with the operating hours stated in the application form, in the interests of amenity and animal welfare, and in order to mitigate the risks posed by flooding to the site in accordance with Policies EC 2 and CC 4 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 14

Appn Ref No:
21/0328

Applicant:
Mr Faxon

Parish:
Brampton

Date of Receipt:
08/04/2021 10:00:48

Agent:
Ashton Design

Ward:
Brampton & Fellside

Location:
Land adjacent Oakfield, Milton, Brampton, CA8 1HX

Grid Reference:
355601 560635

Proposal: Erection Of 1 No Dwelling House With Detached Garage; Access Improvements At Junction With A689; Upgrading Of Drainage Arrangements (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 approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 8th April 2021;
2. Site/ Block/ Location Plan (Dwg No. 2012/01C), received 9th July 2021;
3. General Arrangement (Dwg No. 2012/02A), received 5th July 2021;
4. Topographical Survey (Dwg 1), received 5th July 2021;
5. Arboricultural Statement (Dwg 2012/03), received 8th April 2021;
6. Design & Access Statement, received 8th April 2021;
7. Arboricultural Method Statement, received 8th April 2021;
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.

3. 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.

4. The storage of building materials and vehicles needed for construction should be kept on-site during construction works, and must not block the bridleway/right of way. Any other areas for material/vehicle storage should only be used with clear, written approval from the Local Planning Authority.

Reason: To ensure that the materials and vehicles needed for construction do not block the bridleway/right of way and are not inappropriately located elsewhere.

5. Other than those trees identified for removal on the approved plan, no tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the local planning authority. Prior to the commencement of any works or development on site tree protection fencing shall be installed in accordance with the details set out in the Arboricultural Method Statement (received 8th April 2021) and maintained to the satisfaction of the local authority for the duration of the development.

Within the fenced-off tree protection area:

1. No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
2. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
3. No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority;
4. The tree and hedge protection fencing must be maintained to the satisfaction of the local planning authority at all times until completion of the development

Reason: The local planning authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

6. The development shall be undertaken in strict accordance with the Arboricultural Method Statement (received 8th April 2021).

Reason: To ensure that existing trees are protected in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

7. The landscape works shall be undertaken in strict accordance with the details shown on the Arboricultural Statement (Dwg No. 2012/03, received on 8th April 2021). Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

8. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

9. Prior to commencement of the development, evidence of the surface water pipe running under the byway open to all traffic located at the proposed dwelling site entrance shall be provided to demonstrate it is clean and free from collapses or other obstructions.

Reason: To ensure free flow of surface water and reduce the risk of flooding and nuisance on the byway open to all.

10. A banksman shall be used for all construction / delivery traffic during the construction phase of the development for the following reasons/locations -
- traversing the narrow section of the byway open to all next to 16 The Village
 - exiting from the byway open to all onto the A689

Reason: To ensure the undertaking of the development does not adversely impact on the interests of highway and pedestrian safety.

Relevant Development Plan Policies

Item no: 15

Appn Ref No:
20/0500

Applicant:
Persimmon Homes
Lancashire

Parish:
St Cuthbert Without

Date of Receipt:
27/07/2020

Agent:

Ward:
Multiple Wards

Location:
Land adjacent to Carleton Farm, London Road,
Carlisle, CA1 3TY

Grid Reference:
342666 553164

Proposal: Erection Of 50no. Dwellings (Including 20% Affordable) With Associated Infrastructure & Open Space

Members resolved to give authority to the Corporate Director of Economic Development to issue approval for the proposal subject to a legal agreement relating to affordable housing, financial contribution towards education, financial contribution

towards play/sports provision and maintenance of informal open space within the site.

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: 16

Appn Ref No:
19/0905

Applicant:
Gleeson Homes

Parish:
Carlisle

Date of Receipt:
27/11/2019 16:01:18

Agent:
PFK Land and
Development

Ward:
Belah & Kingmoor

Location:
Land at Deer Park (land between Kingmoor
Industrial Estate & Saint Pierre Avenue, Kingmoor
Road), Carlisle

Grid Reference:
338819 557621

Proposal: Erection Of 80no. Dwellings

Decision: Refuse Permission

Date: 09/12/2020

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 24/06/2021

Item no: 17

Appn Ref No:
19/0649

Applicant:
Mr Andrew Thomson

Parish:
Irthington

Date of Receipt:
19/08/2019 08:01:32

Agent:
Philip Brown Associates
Limited

Ward:
Longtown & the Border

Location:
Field 7449, Land opposite Irthing Mill, Irthington,
Carlisle

Grid Reference:
350730 562502

Proposal: Change Of Use Of Land For Mixed Use Of 1no. Gypsy Pitch For The
Stationing Of 3no. Caravans, Including 1no. Static Caravan, Amenity
Building, Laying Of Hardstanding, Erection Of Fence And Access
Improvements (Part Retrospective)

Decision: Refuse Permission

Date: 24/01/2020

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 02/06/2021