

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

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

Members resolved to defer consideration of the proposal so that they could be provided with a clear indication of the timing of primary school provision north of the river and asked that the Corporate Director of Economic Development pursue this matter with the County Council and to await a further report on the application at a future meeting of the Committee

Item no: 02

Appn Ref No: 20/0445	Applicant: Old Brewery Developments Ltd	Parish: Carlisle
Date of Receipt: 03/07/2020 12:01:00	Agent: Unwin Jones Partnership	Ward: Cathedral & Castle
Location: 18 Maltmill House, Bridge Lane, Caldewgate, Carlisle, CA2 5SR		Grid Reference: 339500 556054

Proposal: Change Of Use From Former Student Flat To Gym With Minor Alterations

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 Permission Application Form received 3rd July 2020;
 2. the Existing Location Plan received 16th September 2020 (Drawing no. 001);
 3. the Existing Site Plan received 16th September 2020 (Drawing no. 101 Rev A);
 4. the Proposed Site Plan received 16th September 2020 (Drawing no. 102 Rev A);
 5. the Existing and Proposed Floor Plans received 3rd July 2020 (Drawing no. 103);
 6. the Existing and Proposed Elevations received 3rd July 2020 (Drawing no. 104);
 7. the Planning Application Supporting Documents Incorporating Design and Access Statement and Historic Buildings Impact Assessment received 3rd July 2020;
 8. the Sequential Test received 22 July 2020;
 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. The premises shall be used as a gymnasium and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policies EC6 and CM5 of the Carlisle District Local Plan 2015-2030.

4. The use of the premises hereby permitted shall not commence before 08:00 hours or remain in operation after 20:00 hours on Mondays to Saturdays and shall not commence before 10:00 hours or remain in operation after 12:00 hours on Sundays.

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

5. The vehicular access leading from the site to Caldew Maltings shall only be used only by emergency and service vehicles and no other vehicles.

Reason: To preclude the access being used on a regular basis and to avoid any adverse impact on the surrounding highway network in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

6. The two parking spaces immediately adjacent to the north of Maltmill House shown on the Existing Site Plan (Drawing no. 101 Rev A) shall be retained and used solely by patrons of the gymnasium and for no other purpose.

Reason: To preclude the parking spaces being used by non-patrons of the development in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

Item no: 03

Appn Ref No:
20/0537

Applicant:
Mr P & Mrs Birks

Parish:
Carlisle

Date of Receipt:
07/08/2020

Agent:
Dave Andrew Architectural
Design

Ward:
Belah & Kingmoor

Location:
2 Lyne Close, Carlisle, CA3 0EB

Grid Reference:
338996 558550

Proposal: Erection Of Single Storey Side/Rear Extension To Provide Extended Kitchen, Utility And WC

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 17th August 2020;
 2. the site location plan received 7th August 2020 (Drawing No. 20.04.01);
 3. the block plan received 7th August 2020 (Drawing No.20.04.02);
 4. the proposed floor plans received 7th August 2020 (Drawing No.20.04.05);
 5. the proposed elevations received 7th August 2020n (Drawing No.20.04.06);
 6. the Notice of Decision;
 7. any such variation as may subsequently be approved in writing by the

Local Planning Authority.

Reason: To define the permission.

Item no: 04

Appn Ref No:
20/0433

Applicant:
Mr Ian Murray

Parish:
Carlisle

Date of Receipt:
03/07/2020

Agent:

Ward:
Botcherby & Harraby North

Location:
Land adjacent Geltsdale Avenue, Durranhill,
Carlisle, CA1 2RL

Grid Reference:
342746 555199

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved Application 18/0388 (Proposed New Vehicle and Pedestrian Entrance) To Amend Alignment Of Boundary Walls (Part Retrospective)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 3rd July 2020;
 2. the Planning Application Form received 2nd May 2018 approved as part of application 18/0388;
 3. the Site Location Plan received 2 May 2018 (Drawing no. IM/DURRANHILL/SLP2 Rev A) approved as part of application 18/0388;
 4. the Site Block Plan received 2 May 2018 (Drawing no. IM/NEW/ENT/SBP Rev A) approved as part of application 18/0388;
 5. the Existing and Proposed Wall Arrangement Layout received 9th September 2020 (Drawing no. IM/DH/ENTRANCE WALLS Rev B);
 6. the Visibility Splays received 9th September 2020 (Drawing no. IM/NEW ENT/VS1 Rev B);
 7. notwithstanding the boundary wall layout, the Vehicle Paths received 3rd March 2020 (Drawing no. IM2/ DURANHILL/ VP1 Rev A) approved as part of application 20/0057;
 8. notwithstanding the boundary wall layout, the New Vehicle Entrance (for general maintenance) received 3rd March 2020 (Drawing no. IM/ DH/ NEW ENTRANCE 1 Rev F) approved as part of application 20/0057;
 9. the Percolation Test received 3rd March 2020 approved as part of application 20/0057;
 10. the Soakaway Design received 3rd March 2020 approved as part of application 20/0057;
 11. the Arboriculture Method Statement received 30th January 2020 approved as part of application 20/0057;
 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.

2. The access hereby approved shall not be brought into use until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the major road in both directions have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 and in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

3. The vehicular crossing over the verge, including the lowering of kerbs, shall be carried out to the specification of the Local Highways Authority.

Reason: In the interests of highway safety and in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

4. The access drive shall be surfaced in 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 6 metres inside the site, as measured from the carriageway edge. There shall be no vehicular access or egress from the site other than via the approved access.

Reason: In the interests of highway safety and in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

5. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 6m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

Reason: In the interests of highway safety and in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

6. Solid edge carriageway markings through the build-out on both sides which is extended past the proposed access shall be installed prior to the access being brought into use. Details of the proposed markings shall be agreed in writing with Local Planning Authority prior to installation.

Reason: In the interests of highway safety and in accordance with Policies

SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

7. All new external stonework relating to the reconstructed boundary wall shall be carried out in natural stone which shall, in type, and in the manner in which it is laid, match that of the existing wall.

Reason: For the avoidance of doubt, and to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the access being brought into use and within 3 months from the date of this permission, any existing highway wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with the details shown on the Visibility Splays Drawing no. IM/NEW ENT/VS1 Rev B received 9 September 2020 and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.