

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

**Appn Ref No:**  
18/0388

**Applicant:**  
Mr Ian Murray

**Parish:**  
Carlisle

**Date of Receipt:**  
25/04/2018 08:01:58

**Agent:**

**Ward:**  
Botcherby

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

**Grid Reference:**  
342746 555199

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Proposal: Proposed New Vehicle and Pedestrian Entrance

### Refuse Permission

1. The proposed access would result in additional vehicle movements onto and leaving Durranhill Road to access and egress the site in close proximity to the existing junction and traffic calming measure therefore having a detrimental impact on the safety of users of the highway. The development would require additional movements within the site to allow vehicles to turn around with the site and leave in a forward direction that would be further detrimental to the well-being of the trees within the site through further compaction of the ground. There is no proven need for the access and maintenance could be achieved by other means. Accordingly, the proposal is therefore contrary to paragraph 11(d)(ii) of the National Planning Policy Framework and Policy SP1 (Sustainable Development) of The Carlisle District Local Plan 2015-2030.

## Relevant Development Plan Policies

### Item no: 02

**Appn Ref No:**  
18/0818

**Applicant:**  
Mr C Binnie

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
06/09/2018 23:01:02

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Dalston

**Location:**

**Grid Reference:**

Taupin Skail, Ratten Row, Dalston, Carlisle, CA5  
7AY

339415 549627

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Proposal: Single Storey Side And Rear Extension To Provide Kitchen And Family Room; Erection Of Replacement Garage

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to no adverse comments being received from any of the National Amenity Societies arising from their formal notification.

**Item no: 03**

**Appn Ref No:**  
18/0819

**Applicant:**  
Mr C Binnie

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
06/09/2018 23:01:02

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Dalston

**Location:**  
Taupin Skail, Ratten Row, Dalston, Carlisle, CA5  
7AY

**Grid Reference:**  
339415 549627

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Proposal: Single Storey Side And Rear Extension To Provide Kitchen And Family Room; Erection Of Replacement Garage (LBC)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to no adverse comments being received from any of the National Amenity Societies arising from their formal notification.

**Item no: 04**

**Appn Ref No:**  
18/0865

**Applicant:**  
Aldi Stores LTD

**Parish:**  
Carlisle

**Date of Receipt:**  
20/09/2018

**Agent:**  
KLR Planning

**Ward:**  
Harraby

**Location:**  
Aldi Stores Limited, Petteril Bank Road, Carlisle,  
CA1 3AG

**Grid Reference:**  
341863 553958

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Proposal: Extension To Rear Of Existing Store; Reconfiguration Of Car Parking Area And Additional Car Parking

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 20th September 2018;
  2. the Site Location Plan received 20th September 2018 (Drawing no. 0305 PL (0) 01);
  3. the Proposed Site Plan received 7th December 2018 (Drawing no. 0305 PL (0) 05 Rev C);
  4. the Proposed Floor Plan received 20th September 2018 (Drawing no. 0305 PL (0) 06);
  5. the Proposed Roof Plan received 7th December 2018 (Drawing no. 0305 PL (0) 07 Rev A);
  6. the Proposed Elevations received 7th December 2018 (Drawing no. 0305 PL (0) 08 Rev C);
  7. the Proposed Landscaping Plan received 7th December 2018 (Drawing no. 0305 PL (0) 09 Rev B);
  8. the Existing & Proposed Shadow Study received 10th December 2018 (Drawing no. 0305 - SK50 Rev A);
  9. the Statement of Community Involvement received 20th September 2018;
  10. the Addendum Statement of Community Involvement received 31st October 2018;
  11. the Noise Assessment received 1st October 2018;
  12. the Noise Assessment Addendum received 21st November 2018
  13. the Notice of Decision;
  14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Development shall not commence until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
  - pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicant's expense;
  - 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;
  - construction vehicle routing;
  - 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

The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

**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 to ensure an adequate form of development that does not adversely affect the amenities of the occupiers of neighbouring premises in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Policy LD8

4. Prior to the commencement of any development, a surface water drainage scheme including a construction phase 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 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.

The development shall be undertaken in accordance with the approved surface water drainage and management scheme.

**Reason:** To ensure a satisfactory means of surface water disposal 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.

5. No construction work associated with the development hereby approved shall be carried out before 0730 hours or after 1800 hours Monday to Friday, before 0730 hours or after 1300 hours on Saturdays, nor at any times on Sundays or

Bank Holidays.

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

6. The Acoustic Fence shown on the Proposed Site Plan received 7th December 2018 (Drawing no. 0305 PL (0) 05 Rev C) shall be constructed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure that appropriate acoustic attention measures are provided on the site to protect the living conditions of the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

7. The weld mesh fence and gate shown on the Proposed Site Plan received 7th December 2018 (Drawing no. 0305 PL (0) 05 Rev C) shall be constructed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

**Reason:** To reduce the potential for crime and disorder in accordance with Policy CM4 of the Carlisle District Local Plan 2015-2030.

8. The extended car park shown on the Proposed Site Plan received 7th December 2018 (Drawing no. 0305 PL (0) 05 Rev C) shall be constructed and completed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

**Reason:** To provide a proportionate level of car parking provision in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

9. Prior to the development being brought into use, details of a landscaping scheme shall be submitted to and approved in writing by the local planning authority.

**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.

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.

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## Relevant Development Plan Policies

### Item no: 05

**Appn Ref No:**  
18/0161

**Applicant:**  
Mr John Fairclough

**Parish:**  
Carlisle

**Date of Receipt:**  
19/02/2018 23:02:38

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Stanwix Urban

**Location:**  
Land adjacent 5 Cromwell Crescent, Carlisle, CA3  
9NN

**Grid Reference:**  
339909 556949

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Proposal: Demolition Of Garage And Erection Of 1no. Dwelling

### 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 19th February 2018;
  2. the site location plan received 25th October 2018 (Drawing No.2018-111-24);
  3. the proposed block plan received 25th October 2018 (Drawing No.2018-111-25);
  4. the proposed ground floor plan, roof plan and site plan received 28th November 2018 (Drawing No.2017-111-20A);
  5. the proposed roadside elevation, cross section and rear elevation received 23rd October 2018 (Drawing No.2017-111-21);
  6. the proposed side elevations, cross section through link and daylight protrusion/unobstruction zone received 23rd October 2018 (Drawing No.2017-111-22);
  7. the constructional cross section received 23rd October 2018 (Drawing No.2017-111-23);

8. the design and heritage statement received 23rd October 2018 (Rev B);
9. the archaeological evaluation received 25th October 2018 (Dated 2018);
10. the arboricultural report received 7th November 2018;
11. the archaeological significance assessment received 12th November 2018;
12. the garden edge details received 28th November 2018 (Drawing Nos.111-26 and 111-27);
13. the contaminated land statement received 20th February 2018;
14. the Notice of Decision; and
15. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding any description of materials in the application, prior to the first use on site samples or full details of materials to be used externally on the building shall be submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The dwelling shall then be constructed in accordance with the approved details.

**Reason:** To ensure that materials to be used are acceptable and in accord with Policies SP6, HE7, HO2 and HO3 of the Carlisle District Local Plan 2015-2030.

4. Prior to the first use on site details of all proposed hard surface finishes shall be submitted to and approved by the Local Planning Authority. All hard surfaces shall then be constructed in accordance with the approved details.

**Reason:** To ensure that materials to be used are acceptable and in compliance with the objectives of Policies SP6, HO2, HO3 and HE7 of the Carlisle District Local Plan 2015-2030.

5. Prior to the commencement of any development, a surface water drainage scheme, including a sustainable drainage management and maintenance plan for the lifetime of the development, 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 development shall be constructed in accordance with the approved details.

For the avoidance of doubt foul and surface water shall be drained on separate systems. In the event of surface water discharging to the public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

**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. No construction work associated with the development hereby approved shall be carried out before 08.00 hours or after 17.00 hours Monday to Friday, before 08.00 hours and 12.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

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

7. 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.

8. 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.

9. Prior to the carrying out of any construction work the low wall of the sunken garden shall be recorded in accordance with a Photographic Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant



Photographic Survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the archaeological asset of historic interest prior to its alteration as part of the proposed development.

10. Prior to the commencement of development a written scheme of investigation for an archaeological watching brief must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme shall be implemented in full with an archaeological watching brief being undertaken by a qualified archaeologist. Within two months of the completion of the development, 2 copies of the archaeological report shall be furnished to the Local Planning Authority.

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

11. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling unit to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the building is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies SP6, H08 and HE7 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 06

**Appn Ref No:**  
18/0742

**Applicant:**  
Mr Wilding

**Parish:**  
Wetheral

**Date of Receipt:**  
09/08/2018 23:00:59

**Agent:**  
Ian Cleasby Drafting &  
Design

**Ward:**  
Wetheral

**Location:**

Land west of Longlands Head, The Stripes,  
Cocklakes, Cumwhinton

**Grid Reference:**

345544 551903

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Proposal: Erection Of 2no. Detached Dwellings (Outline)

Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:

- i) the expiration of 3 years from the date of the grant of this permission, or
- ii) the expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the appearance and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

**Reason:** The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The development shall be undertaken in strict accordance with the approved documents for this Outline Permission which comprise:

1. the submitted planning application form received 9th August 2018;
2. the Location Plan (scale 1:1250) received 9th August 2018;
3. the Block Plan (scale 1:500) received 9th August 2018;
4. the Site Layout Plan (drawing number 624-1) received 9th August 2018;
5. the Visibility Splay Plan (drawing number 624-2) received 9th August 2018;
6. the Mined Area Plan (drawing number 624-3) received 9th August 2018;
7. the Design and Access Statement received 9th August 2018;
8. the Desktop Study received 23rd August 2018;
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.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority prior to their first use on site.

**Reason:** To ensure the works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. 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 compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. The details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected shall be submitted to and approved, in writing, by the Local Planning Authority. The boundary treatment shall then be erected in strict accordance with these details.

**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.

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

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of development, the applicant shall submit details of hedgerow protection fencing to be installed on the site for approval in writing by the Local Planning Authority. This fencing shall be erected prior to the commencement of development and shall remain in place until the works are completed.

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

9. 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.

10. Prior to the occupation of the 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 SP6 of the Carlisle District Local Plan 2015-2030.

11. Adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

**Reason:** To ensure adequate provision of infrastructure and to accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

12. 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.

13. 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 16.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

**Reason:** To prevent disturbance to nearby occupants in accordance with

Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. The development shall not commence until visibility splays providing clear visibility as shown on Drawing No 624-2 of 60m in both directions measured 2.4m down the centre of the access road and the nearside channel line of the major road 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 (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 grown 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 to support Local Transport Plan Policies LD7 & LD8.

15. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.0m 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 development commences) (before the development is brought into use) and shall not be raised to a height exceeding 1.0m thereafter.

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

16. 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 11 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.

17. The dwelling shall not 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:** To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

18. 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.

19. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the Highway 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 operational thereafter.

**Reason:** In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 & LD8.

20. Prior to the commencement of development, the applicant shall submit details of the proposed foundations (stiffened/reinforced raft foundation) for approval in writing by the Local Planning Authority. The development shall then be undertaken in strict accordance with these details.

**Reason:** To reduce the risk posed by subsidence to public safety and the built environment.

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## Relevant Development Plan Policies

### Item no: 07

**Appn Ref No:**  
18/0049

**Applicant:**  
Mr Noble

**Parish:**  
Brampton

**Date of Receipt:**  
15/01/2018 16:02:39

**Agent:**  
Alpha Design

**Ward:**  
Brampton

**Location:**  
The Grange, Craw Hall, Brampton, CA8 1TR

**Grid Reference:**  
353372 560765

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Proposal: Erection Of 2no. Detached Dwellings

### 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 15th January 2018;
  2. the Site Location Plan received 16th January 2018 (Drawing no. 12/05/765-01);
  3. the Revised Site Plan received 23rd July 2018 (Drawing no. 12/05/765-10b);
  4. the Plots 1, 3 & 4 - Plans & Elevations received 16th January 2018 (Drawing no. 12/05/765-11a);
  6. the Tree Plan received 23rd July 2018 (Drawing no. 12/05/765-13b);
  7. the Existing View and Proposed Photomontage received 24th April 2018;
  8. the Design and Access Statement received 31st October 2018;
  9. the Preliminary Risk Assessment received 31st October 2018 (reference 12/05/765 - PRA/1a);
  10. the Supplementary Tree Assessment received 31st October 2018 (reference 12/05/765 - STA/1a);
  11. the Tree Table Details received 16th January 2018;
  12. the Heritage Statement received 31st October 2018;
  13. the Habitat Assessment received 31st October 2018 (reference 12/05/765 - HAB/1a);
  14. the Flood Risk Assessment received 31st October 2018 (reference 12/05/765 - FRA/1a);
  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 the details submitted as part of this application, prior to the commencement of any development, a surface water drainage scheme, including a sustainable drainage management and maintenance plan for the lifetime of the development, 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. Clear condition and capacity information on any receiving surface water systems shall be included with the details provided.

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 the appropriate government allowance 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 greenfield runoff rate or 5 l/s for any storm event whichever is the lesser.

The development shall be undertaken in accordance with the approved surface water drainage and management scheme.

**Reason:** To ensure a satisfactory means of surface water disposal 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. Prior to the construction or installation of any external materials on the buildings or areas of hardstanding, samples or full details of all materials to be used shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure the materials are appropriate to the character and appearance of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Notwithstanding the submitted details, prior to the occupation of any dwelling hereby approved particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure that the appearance of the area is not prejudiced by in appropriate boundary treatment in accordance with Policies SP6 and HE7 of the Carlisle District Local Plan 2015-2030.

6. 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) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) Classes A, B, C, D, E and G of these Orders without the written approval of the local planning authority.

**Reason:** To ensure that alterations to the dwelling do not have an adverse impact on the character of the area in accordance with Policies SP2 and HE7 of the Carlisle District Local Plan 2015-2030.

7. 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), no gates, fences, walls or other means of enclosure shall be erected or constructed other than those expressly authorised



by this permission, within the meaning of Schedule 2 Part (2) Class A of these Orders without the prior written permission of the local planning authority.

**Reason:** To ensure that the character of the area is not prejudiced by inappropriate development in accordance with Policies SP6 and GI2 of the Carlisle District Local Plan 2015-2030.

8. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of being of use at all times thereafter and shall not be removed or altered without the prior written consent of the local planning authority.

**Reason:** To ensure a minimum standard of access provision when the development is brought into use in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. Before development commences, the tree protection barriers must be installed in accordance with the Tree Plan (Drawing no. 12/05/765-13b)) received 23rd July 2018. The scheme must be retained until completion of the development to the satisfaction of the local planning authority. Within the fenced off area:
  1. no fires shall be lit within the fenced off area or within 10 metres of the nearest point of the canopy of any retained tree or hedge;
  2. no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
  3. 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;
  4. no alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority;
  5. no materials or vehicles shall be stored or parked within the fenced off area;
  6. no alterations to the natural/existing ground level shall occur.

**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.

10. 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 Carlisle District Local Plan 2015-2030.

11. As part of the development hereby approved, adequate underground ducts shall be provided 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.

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

12. No construction work associated with the development hereby approved shall be carried out before 0730 hours or after 1800 hours Monday to Friday, before 0730 hours and 1300 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

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

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## Relevant Development Plan Policies

### Item no: 08

**Appn Ref No:**  
18/0572

**Applicant:**  
E.A.M. Weir Will Trust

**Parish:**  
Castle Carrock

**Date of Receipt:**  
25/06/2018 16:01:03

**Agent:**

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Land at Hespeck Raise, Castle Carrock Fell, Castle Carrock, Brampton

**Grid Reference:**  
355892 553773

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Proposal: Replacement Of Existing Pole With Short (7.5m) Lattice Tower To Continue To Support Internet Access For Local Businesses And Residential Users

### 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 25th June 2018;
  2. Planning Statement, received 25th June 2018;
  3. Construction & Maintenance Plan, received 30th August 10 December 2012;
  4. Site Location Plan, received 25th June 2018;
  5. Site Overview Plan, received 25th June 2018;
  6. Layout Plan, received 11th July 2018;
  7. Elevations, received 20th September 2018;
  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 lattice tower and associated equipment shall be installed and the existing mast be removed in strict accordance with the details contained within the Construction and Maintenance Plan dated 30th August 2018.

**Reason:** To ensure that the proposal does not have an adverse impact biodiversity, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

4. If the lattice tower and associated equipment are no longer required they should be removed within 1 month of ceasing to be used.

**Reason:** To protect the character of the area, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

5. No more than 25 antennae and dishes (each with a maximum diameter of 0.6m) shall be attached to the lattice tower.

**Reason:** To protect the character of the area, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 09

**Appn Ref No:**  
18/0753

**Applicant:**  
Geltsdale Properties Ltd

**Parish:**  
Brampton

**Date of Receipt:**  
14/08/2018 16:00:57

**Agent:**  
Gray Associates Limited

**Ward:**  
Brampton

**Location:**

Land Adjacent The Former Tarn End Hotel, Talkin,  
Carlisle, CA8 1LS

**Grid Reference:**

354326 558346

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Proposal: Change Of Use Of Former Agricultural Land To Form Car Park

**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. the Location Plan (Dwg CP.02) received 14 August 2018;
  3. the Car Park Plan (Dwg CP.03c) received 30 October 2018;
  4. the Supporting Document received 14 August 2018;
  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. The development shall be landscaped in accordance with details to be submitted to and approved by the local planning authority and shall include details of the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

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

4. 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.

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with, the site being drained.

**Reason:** To prevent pollution of the local watercourse and in accord with Policy CC5 of the Carlisle District Local Plan 2015-2030.

6. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the highway shall be submitted to the local planning authority for approval prior to the development being completed and shall be maintained operational thereafter.

**Reason:** In the interests of highway safety and to minimise potential hazards.

7. 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 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 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 and NPPG.

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## Relevant Development Plan Policies

### Item no: 10

**Appn Ref No:**  
18/0766

**Applicant:**  
Miss Clifford

**Parish:**  
Nicholforest

**Date of Receipt:**  
16/08/2018 16:01:01

**Agent:**  
PFK Planning

**Ward:**  
Lyne

**Location:**  
Kershope Lodge, Kershopefoot, Penton, Carlisle,  
CA6 5QL

**Grid Reference:**  
347981 582320

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Proposal: Change Of Use Of Byre And Sunroom To Enable The Keeping Of Up To 100no. Rescue Cats (Part Retrospective)

Members resolved to defer consideration of the proposal in order to undertake a site

visit and to await a further report on the application at a future meeting of the Committee.

**Item no: 11**

**Appn Ref No:**  
18/0907

**Applicant:**  
Simpsons Builders

**Parish:**  
Wetheral

**Date of Receipt:**  
04/10/2018 16:00:58

**Agent:**  
PFK Planning

**Ward:**  
Wetheral

**Location:**  
Land to the rear of 46 Broomfallen Road, Scotby,  
Carlisle, CA4 8DE

**Grid Reference:**  
344208 554344

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Proposal: Erection Of 2no. Dwellings And Associated Infrastructure (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 submitted planning application form received 4th October 2018;
  2. the Planning Statement, incorporating Design and Access Statement received 4th October 2018;
  3. the Contamination Statement received 8th October 2018;
  4. the Drainage Strategy and Design received 6th November 2018;
  5. the additional drainage information received 19th November 2018;
  6. the Percolation Tests received 6th November 2018;
  7. the house plan and elevations received 4th October 2018 (Drawing No. 17042-21);
  8. the site sections received 4th October 2018 (Drawing No. 17042-22);
  9. the site location and block plans received 4th October 2018 (Drawing No. 17042-23A);
  10. the landscape plan received 4th September 2018 (Drawing No. 17042-251);
  11. the Notice of Decision; and
  12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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

**Reason:** To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy IP6 and CC5 of the Carlisle District Local Plan 2015-2030.

4. 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, no surface water shall discharge to the public sewerage system either directly or indirectly.

**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 and NPPG and Policy CC5 of the Carlisle District Local Plan 2015-2030.

5. The carriageway, footways, footpaths, cycleways etc 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 development is complete.

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

6. The development shall not commence until visibility splays providing clear visibility of 45 metres measured back 2.4m down the centre of the access road and the nearside channel line of the major road 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 (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 grown 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. To support Local Transport Plan Policies: LD7, LD8.

7. 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.  
To support Local Transport Plan Policies: LD5, LD7, LD8.

8. The access drive shall be surfaced in bituminous or cement bound material, 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. To support Local Transport Plan Policies: LD5, LD7, LD8.

9. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the local planning authority.

**Reason:** To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety. To support Local Transport Plan Policies: LD7, LD8.

10. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05 metres 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 development commences and shall not be raised to a height exceeding 1.05 metres thereafter.

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

11. The access and parking/turning requirements shall be substantially met before any building work commences on site so that construction 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 works is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policies: LD8.

12. The dwellings shall not 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:** To ensure a minimum standard of access provision when the development is brought into use. To support Local Transport Plan Policies: LD5, LD7, LD8.



13. Before any development takes place, a plan shall be submitted for the prior 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. To support Local Transport Plan Policy: LD8.

14. No dwelling shall be commenced until samples or full details of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. No dwelling shall be commenced until samples or full details of all materials to be used on the proposed hard surface finishes to all public and private areas within the development have been approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. Development shall not be begun until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include details of:

- implementation of noise mitigation measures i.e. use of noise attenuation barriers, storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible
- the sheeting of all HGVs taking spoil to/from the site
- provision and use of water suppression equipment
- covering of 'dusty' materials
- wheel washing facilities for vehicles leaving the development

**Reason:** To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

17. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and

television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwellings.

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

18. 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 dwellings 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 GI6 of the Carlisle District Local Plan 2015-2030.

19. 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.

20. No work associated with the construction of the residential unit 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 to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

21. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 12

**Appn Ref No:**

18/0923

**Applicant:**

Mr & Mrs McKerr

**Parish:**

Stanwix Rural

**Date of Receipt:**

10/10/2018 16:00:53

**Agent:**

Ashwood Design  
Associates Ltd

**Ward:**

Stanwix Rural

**Location:**

14 Vestaneum, Crosby on Eden, Carlisle, CA6 4PN

**Grid Reference:**

344627 559643

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Proposal: Erection Of Single Storey Side And Rear Extension To Provide Kitchen/Dayroom To Rear And Utility, W.C. And Hall To Side (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 submitted planning application form received 10 October 2018;
2. the Location& Block Plan (Drawing No. 001) received 10 October 2018;
3. the Site Plan (Drawing No. 004 Revision A) received 10 October 2018;
4. the proposed Floor Plans and Elevations (Drawing No. 005 Revision C) received 10 October 2018;
5. the Flood Risk Assessment received 10 October 2018;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** In order to ensure that the development is carried out in complete accordance with the approved documents and to avoid any ambiguity as to what constitutes the permission.

3. The externally facing brickwork and roof tiles used for the side extension shall be identical to the brickwork and roof tiles of the existing property. Where such materials would differ in any way from those of the existing building, the materials shall not be used until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

**Reason:** To ensure the materials harmonise with the existing building and to safeguard the visual amenities of the area in accordance with policies SP6 and HO8 of the Carlisle District Local Plan and the requirements of the NPPF.

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### Relevant Development Plan Policies

#### Item no: 13

**Appn Ref No:**

18/0985

**Applicant:**

Cumbria Wildlife Trust

**Parish:**

Stanwix Rural

**Date of Receipt:**

31/10/2018 16:00:52

**Agent:**

**Ward:**

Stanwix Rural

**Location:**

Gosling Sike Farm, Houghton Road, Houghton,  
Carlisle, CA3 0LD

**Grid Reference:**

340899 559073

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Proposal: Erection Of 1no. Polytunnel And 2no. Timber Sheds

#### 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 31st October 2018;
2. the site location plan received 31st October 2018;
3. the block plan received 2nd November 2018 (Drawing No. CWT-PP-BP);
4. the elevation plan received 31st October 2018 (Drawing No.

- CWT-PP-Elevation Plan);
5. the additional information received 13th December 2018;
  6. the LED lighting bollard details received 13th December 2018;
  7. the polytunnel details received 13th December 2018;
  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 hedgerow along the western boundary shall be carried out in the first planting season following the occupation of the nursery 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 Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 14

**Appn Ref No:**  
18/9017

**Applicant:**  
Capita Programmes &  
Property Economy

**Parish:**  
Carlisle

**Date of Receipt:**  
03/10/2018

**Agent:**  
Cumbria County Council -  
Economy & Planning

**Ward:**  
Morton

**Location:**  
Former Morton Park Primary School, Burnrigg,  
Carlisle, CA2 6QH

**Grid Reference:**  
338217 554486

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Proposal: Increase In Levels Of Landscaping To Retain Soil On The Site From The Adjacent Care Home Being Constructed Under Previously Approved Permission 17/9003/CTY; The Existing Perimeter Fencing To Be Retained And The Site Seeded With Wildflower Seed On Completion

**Decision:** City Council Observation - Observations

**Date:** 12/10/2018

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 14/11/2018