

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No: 18/0239	Applicant: McKnight & Son Builders	Parish: Wetheral
Date of Receipt: 15/03/2018 13:02:39	Agent: IGB Architectural Design	Ward: Wetheral & Corby
Location: Holme Eden Farm, Warwick Bridge, Carlisle	Grid Reference: 347352 556959	

Proposal: Conversion Of Existing Redundant Buildings To Form 8 Residential Units Without Compliance With Condition 3 Imposed By Planning Permission 12/0449 To Allow Minor Alterations To Units 3, 5 And 8 And Formation Of A Vehicular Access For Maintenance Purposes Only

Grant Permission

1. The approved documents for this planning consent comprise:

1. The Planning Application Form, received 15th March 2018;
2. Site Plan (Dwg No. 1703/015B), received 23rd September 2019;
3. Proposed Ground Floor Plan (Dwg No. 1703/012B), received 23rd September 2019;
4. Proposed First Floor Plan (Dwg No. 1703/013A), received 29th April 2019;
5. Elevations as Proposed (Dwg No. 1703/014A), received 29th April 2019;
6. Elevations as Proposed (Dwg No. 1703/016A), received 2nd July 2019;
- 7 The Notice of Decision; and
8. Any such variation as may subsequently be approved in writing by the Local Planning Authority

Reason: To define the permission.

2. The materials (and finishes) to be used in the construction of the proposed development shall be strict in accordance with the details discharged under application 11/0879.

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

3. The vehicular crossing from Little Corby Road over the footpath/verge, including

the lowering of the kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

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

4. The gradient of the access drive (to the parking area) shall be no steeper than 1m in 20m for a distance not less than 5m as measured from the carriageway edge of the adjacent public highway.

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

5. None of the dwellings hereby permitted shall be occupied until such times as the access to the adjacent parking area has been formed and provided with 6m radius kerbs, incorporates a minimum access width of 4.8 metres, and that part of the access road extending 5 metres back from the carriageway edge of the existing highway has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, all parking spaces are fully constructed and are available for use and the pedestrian access to the proposed dwellings from the parking area is provided.

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

6. Within 3 months following the grant of this permission a landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the use of native species and shall also include a detailed survey of any existing trees and shrubs on the site and shall indicate those trees and shrubs to be retained and the measures intended to protect them during the course of building work and for the future management/ maintenance of them.

Reason: To ensure that a satisfactory landscaping scheme is prepared and existing trees and shrubs are protected in accordance with the objectives of Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

7. 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 completion of the development 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 GI6 and SP6 of the

Carlisle District Local Plan 2015-2030.

8. Prior to the occupation of Unit 1, the existing sandstone flank boundary wall with 1 "The Steading" shall be increased in height in accordance with the details to be approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of both the proposed dwelling and No 1 "The Steading" in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. 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 dwellings hereby approved, 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.

10. Trees or hedges chosen for retention in the landscaping scheme shall not for the duration of the development works be damaged or destroyed, uprooted, felled, lopped or topped without prior written consent of the Local Planning Authority.

Reason: To protect trees and hedges during development works in accordance with Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

11. For the duration of the development works, existing trees to be retained shall be protected by a suitable barrier erected and maintained at a distance from the trunk or hedge in accordance with BS5837. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

12. The surface water drainage works shall be implemented in strict accordance with the details discharged under application 11/0879.

Reason: To ensure a satisfactory means of surface water disposal, in accord with Policy CC5 of the Carlisle District Local Plan 2015-2030.

13. The development shall be undertaken in strict accordance with the scheme to protect/enhance the river corridor that was approved under application 11/0879.

Reason: To mitigate the impacts of the development on otters and fish species present in Cairn Beck in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

14. The development shall be undertaken in strict accordance with the details to protect Cairn Beck from building materials during construction that were approved under application 11/0879.

Reason: To mitigate the impacts of the development on otters and fish species present in Cairn Beck in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

15. The development hereby approved shall be implemented in strict accordance with the mitigation strategy outlined in paragraph E1 of the Survey for Bats, Breeding Birds and Barn Owls received 12th May 2011 (submitted with application 10/1062).

Reason: To mitigate the impacts of the development on otters and fish species present in Cairn Beck in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

16. Prior to the occupation of any of the dwellings hereby approved, the applicant shall submit details of a lockable gate/ barrier/ bollards to be installed at the southern end of the maintenance access for approval in writing by the Local Planning Authority. The gate/ barrier/ bollards shall be kept locked at all times except when maintenance vehicles need to access the site in accordance with condition 17. The gate/ barrier/ bollards shall then be installed in strict accordance with the approved details and shall be retained at all times thereafter.

Reason: To ensure that the maintenance access is not used to access the proposed dwellings in the interests of highway safety.

17. The access hereby approved shall only be used for maintenance purposes (for the maintenance of the communal garden areas including works to trees). The access shall not be used by the occupiers of the dwellings hereby approved, including by visitors to those dwellings.

Reason: To ensure that the maintenance access is not used to access the proposed dwellings in the interests of highway safety.

Relevant Development Plan Policies

Item no: 02

Appn Ref No:

Applicant:

Parish:

19/0196

Mr Faulder

Dalston

Date of Receipt:

06/03/2019 23:00:45

Agent:

Ward:

Dalston & Burgh

Location:

Land opposite Hawthorn Cottage, Unthank, Dalston,
Carlisle, CA5 7BA

Grid Reference:

339145 548975

Proposal: Erection Of 1no. Dwelling (Outline/Revised Application)

Refuse Permission

- Reason:** This proposal is an outline application for the erection of one dwelling on land at Unthank. Outline applications seek to establish the principle of development and whilst the proposal would provide some benefits, and many of the reserved details should be able to be accommodated within the site, these would not outweigh the harm that the proposal would create given the unsustainable location of the site, with poor access to services and facilities. The proposal to erect a new dwelling in this location would, therefore, be contrary to Policies SP2 and HO2 of the Carlisle District Local Plan 2015-2030, Policy DNP-H2 of the Dalston Parish Neighbourhood Plan and Para 78 of the NPPF.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:

19/0374

Applicant:

Simpson Builders

Parish:

Wetheral

Date of Receipt:

08/05/2019

Agent:

PFK Planning

Ward:

Wetheral & Corby

Location:

Land to the rear of 48-52 Broomfallen Road, Scotby,
Carlisle, CA4 8DE

Grid Reference:

344234 554334

Proposal: Erection Of 1no. Dwelling And Provision Of Refuse Bin Access Point

Grant Permission

- 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 8th May 2019;
 2. the Planning Statement received 12th September 2019;
 3. the Contamination Statement received 14th May 2019;
 4. the Drainage Strategy received 9th May 2019;
 5. the Percolation Tests received 25th July 2019;
 6. the Plans and Elevations received 23rd July 2019 (Drawing No. 17042-29A);
 7. the Site Location and Block Plans received 14th May 2019 (Drawing No. 17042-30A);
 8. the Site Sections received 23rd July 2019 (Drawing No. 17042-31A);
 9. the Landscaping Plan received 8th May 2019 (Drawing No. 17042-32);
 10. the bin mover store received 27th September 2019 (Drawing No. 17042-111);
 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. Prior to the construction or installation of any external materials on the dwelling 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.

4. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority which includes a bund surrounding the construction site to prevent flooding to neighbouring dwellings.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems in accordance with Policy CC4 of the Carlisle District Local Plan 2015-2030.

5. The dwelling shall not be occupied until the access, turning and parking facilities have been constructed in accordance with the approved plan. The access and turning provision shall be retained and be capable of use thereafter and shall not be removed or altered without the prior consent of the local planning authority.

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

6. The development hereby approved shall be undertaken in strict accordance of the Construction Management Plan Rev B (May 2019) approved under planning approval 19/0225

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.

7. 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.

8. 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.

9. 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.

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.

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.

Relevant Development Plan Policies

Item no: 04

Appn Ref No:
19/0513

Applicant:
Mr Derek Johnston

Parish:
Wetheral

Date of Receipt:
01/07/2019

Agent:
Dave Andrew Architectural
Design

Ward:
Wetheral & Corby

Location:
Fairfield Cottage, Wetheral Pasture, Carlisle, CA4
8HR

Grid Reference:
345827 553365

Proposal: Erection Of Detached Double Garage With Office Above Together With
Re-Siting Of Access

Refuse Permission

- Reason:** Due to its scale and location, the proposed roadside outbuilding will not be a subservient addition, nor will it complement the existing dwelling. The proposed roadside outbuilding will reduce the openness of the area and have an enclosing impact upon Steele's Bank, which the front boundaries to dwellings along this part of Wetheral Pasture are predominantly defined by trees and shrubs, low walls and hedges. The proposed roadside outbuilding will be an incongruous and unduly obtrusive feature in the street scene and harmful to the visual amenity of the area. The proposal will not have any benefits that would outweigh the harm caused upon the character of the dwelling and the street scene. The proposal will, therefore, contrary to Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030, and paragraphs 127 and 130 of the NPPF.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
19/0535

Applicant:
Citadel Estates Limited

Parish:
Burgh-by-Sands

Date of Receipt:
09/07/2019

Agent:
Sam Greig Planning

Ward:
Dalston & Burgh

Location:
Land at field 3486, Monkhill Road, Moorhouse,
Carlisle

Grid Reference:
333336 556858

Proposal: Erection Of 9no. Dwellings (Reserved Matters Pursuant To Outline
Application 16/0387)

Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 1, 2, 23, 25 and 26 attached to the outline planning consent to develop the site granted under reference 16/0387.
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 8th July 2019;
 2. the Dwelling Type Schedule received 4th September 2019;
 3. the External Materials Schedule received 24th September 2019;
 4. the Location Plan received 24th July 2019 (Drawing no. 18/07/937 - 01);
 5. the Landscape Plan received 10th October 2019 (Drawing no. 18/7/937 - 07 a));
 6. the Gilpin received 24th July 2019 (Drawing no. 18/6/931 - Gilpin Rev. C);
 7. the Derwent received 4th September 2019 (Drawing no. 18/6/931 - Derwent Rev. B);
 8. the Eden received 24th July 2019 (Drawing no. 18/6/931 - Eden Rev. A);
 9. the Detached Garage Details received 24th July 2019 (Drawing no. 18/6/931 - Detached Garages Rev. A);
 10. the Irthing (brick version) received 24th July 2019 (Drawing no. 18/6/931 - Irthing);
 11. the Lowther received 24th July 2019 (Drawing no. 18/6/931 - Lowther Rev. A);
 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.

3. Notwithstanding condition 19 of outline planning permission 16/0387 the existing hedgerows to be retained to the northern, southern, western and eastern

boundaries of the site as indicated on Drawing Number 18/07/937 - 07 a) received 10th October 2019 shall be retained at a height of not less than 1.8 metres as measured from the existing ground level. The existing hedgerows shall be enriched through the planting of a double row of staggered hawthorn plants in gaps exceeding 250mm. All planting shall be carried out in the first planting season following the occupation of the ninth dwelling and maintained thereafter to the satisfaction of the council. Any 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.

Reason: In the interests of privacy and amenity in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
19/0607

Applicant:
Scotby CE School

Parish:
Wetheral

Date of Receipt:
06/08/2019

Agent:
Mr D Hayward

Ward:
Wetheral & Corby

Location:
Scotby Church Of England Primary School, Park
Road, Scotby, Carlisle, CA4 8AT

Grid Reference:
343672 555333

Proposal: Erection Of Temporary Modular Building For Use As A Classroom

Members resolved to defer consideration of the proposal in order to: 1) seek confirmation that the parking layout plan showing 22 car parking spaces will be included as part of the application; 2) seek advice from the applicant/school as to whether the additional class space will give rise to an increase in staff numbers; 3) allow the applicant/school to consider including the grassed area within the car park (at the slope) as a provision for further car spaces; 4) clarify whether the cabin would be placed over a manhole/drain cover located in the vicinity of the site; and to await a further report on the application at a future meeting of the Committee.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
19/0611

Applicant:
Mr R Lowe

Parish:
Wetheral

Date of Receipt:
06/08/2019 16:00:50

Agent:
Hyde Harrington Limited

Ward:
Wetheral & Corby

Location:

Land to the rear of Barnskew, Station Road,
Cumwhinton, Carlisle, CA4 8DJ

Grid Reference:

345241 552912

Proposal: Erection Of 3no. Linked Bungalows

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 6th August 2019;
 2. the Location Plan (drawing ref 15-C-13832/501) received 6th August 2019;
 3. the Existing Layout (drawing ref 15-C-13832/509 Rev A) received 13th August 2019;
 4. the Proposed Site Layout (drawing ref 15-C-13832/504 Rev A) received 13th August 2019;
 5. the Block Plan (drawing ref 15-C-13832/500 Rev A) received 13th August 2019;
 6. the Floor Plans & Elevations (drawing ref 15-C-13832/502) received 6th August 2019;
 7. the Foundations Plan (drawing ref 15-C-13832/506) received 6th August 2019;
 8. the Proposed Drainage Layout (drawing ref 15-C-13832/505 Rev A) received 13th August 2019;
 9. the Wall Setting Out Plan (drawing ref 15-C-13832/507) received 6th August 2019;
 10. the Preliminary Risk Assessment Phase 1 Desk Study (Ref 00270, August 2019) received 6th August 2019;
 11. the Materials Schedule received 6th August 2019;
 12. the Planning Statement (Ref 00270, August 2019) received 6th August 2019;
 13. the Notice of Decision; and
 14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

Reason: To ensure a satisfactory external appearance for the completed development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until a landscaping scheme has 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 dwellings 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 Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

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

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

6. 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 occupied/brought into use.

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

7. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access and to support Local Transport Plan Policies LD7 & LD8.

8. 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 approval. The development shall not be brought into use until any such details have been approved and the 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 a minimum standard of parking provision is made within the site for vehicles visiting the site and to support Local Transport Plan Policies LD7 & LD8.

9. Development shall not commence until a Construction Phase Plan has been submitted to and approved in writing by the local planning authority. The CPP 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;
- 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

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

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

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

11. 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.

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 and NPPG.