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6th Floor - Civic Centre
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CA3 8QG

FAO Case Officer: Jeff Tweddle

31 July 2018

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Demolition Of Existing Portico And Erection Of New Porch/Entrance Together With Single Storey Extension To Existing Kitchen And Utility
Location: Waterside Cottage, Tarraby, Carlisle, CA3 0JS
Appn Ref: 18/0241

The Parish Council notes the comments of the Conservation Area Advisory Committee (CAAC), which largely reflect its own view as expressed in its initial consultation response.

The Parish Council's opinion differs from that of CACC, however, in that it retains the view that the visual impact of the proposed timber cladding, described by CAAC as 'not very successful', would be markedly negative, rather than neutral, within Carlisle's oldest Rural Conservation Area and thus would be entirely at odds with the aims of Policy HE 7 - Conservation Areas, of the Carlisle District Local Plan 2015-2030, especially its supporting paragraph 9.25.

Policy HE 7: *"Any new development and/or alterations to buildings in conservation areas should preserve or enhance the special character and appearance of the conservation area and its setting... 9.25 Development proposals in conservation areas should be of high design quality and should be developed to complement and enhance their context."*

The Parish Council must, therefore, continue to object to this element of the proposal and urges the LPA to demand a more sympathetic treatment of the required high design quality, rather than tolerate the underwhelming quality of design that is currently proposed.

Yours sincerely

Sarah Kyle
Clerk to Stanwix Rural PC



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31 July 2018

FAO Case Officer: Suzanne Osborne

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Change of Use From Agricultural Land To Dog Breeding Facilities And Erection Of Single Storey Kennel Building

Location: Norfels, Crosby on Eden, Carlisle, CA6 4QY

Appn Ref: 18/0031

Since the original application of January 2018 only one additional application document appears to have been submitted, this being a Management Plan.

Much of this plan explains details of the applicant's personal circumstances. The Royal Town Planning Institute states, however, that such circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability) are not material considerations. The Parish Council therefore disregards these elements of the document.

At 'Site Operations' the Management Plan states that currently there are 3-4 litters per year from 6 breeding females, 25 hounds currently being housed on site. 3-4 litters per year, each averaging 6-8 pups, equates to 18-32 pups, a possible maximum of 57 animals.

Carlisle City Council states that a licence is required to keep a breeding establishment for dogs and that: "*A person is presumed to be carrying out the business of breeding dogs for sale where they breed and sell more than two litters in a 12 month period*".

The final paragraph of 'Background' clearly states, however, the applicant's intention to apply for a breeder's licence after completion of the development, thus indicating the current operation of an un-licensed establishment.

At 'Dog Welfare' the Management Plan states that: "*During exceptionally warm periods the provision of outside areas with adequate shade and water for the animals to stay comfortable during the day will be provided.*"

Although the term 'exceptionally warm' is undefined these periods will be in addition to the 4 hours of daily exercise the hounds will be given (8-10am and 3.30-5.30pm) and are also additional to their turning out from 6am, weather permitting, to enable cleaning and washing of kennels.

The hounds may then be outdoors for a considerable part of the day, during which periods any noise arising from their barking and baying will be entirely unmitigated. Specialist websites commonly refer to Basset Hounds as being prone to baying and howling, especially when bored. Such habitual behaviour has the potential to create significant nuisance, even at some distance, to local dwellings and other sensitive receptors within the nearby White Moss SSSI; in particular the roe deer, red squirrel and several bird species mentioned in the citation.

Although the Management Plan refers to an acoustic report having been commissioned the document does not appear to be available for scrutiny.

No detail of the proposed external lighting is provided. The Parish Council is concerned that any external lighting will constitute a significant local environmental intrusion, in particular in such proximity to White Moss SSSI. Passive infra-red sensor control of such lighting might easily be triggered by wildlife activity and thus prove generally ineffective in minimising the intrusive effect.

With regard to noise insulation/prevention, the Management Plan states that 1mm steel clad composite panels having a core insulation of rigid polyurethane foam (PU/PUR) are to be used within the timber clad kennel enclosure. This specification re-iterates that described in an email sent to the case officer on 17 April 2018. The Parish Council has concerns relating to the fire resistance of such panels, especially in view of the proposed use within a timber building.

The applicant clearly states that there is no employment gain arising from the proposal.

In view of the foregoing the Parish Council objects to the proposed unauthorised, and possibly unlicensed, development; in addition it restates its earlier objections of 15 February 2018 and strongly advocates refusal.

Yours sincerely



Sarah Kyle
Clerk to Stanwix Rural PC



STANWIX RURAL PARISH COUNCIL

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6 August 2018

FAO Case Officer: Richard Maunsell

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Demolition Of Existing Single Storey Rear Extension; Erection Of Two Storey Rear Extension To Provide Kitchen, Dining Room, Utility And Wet Room On Ground Floor With 2no. Bedrooms And Bathroom Above; Erection Of Porch To Front Elevation And Erection Of Detached Single Garage

Location: Larch House, 34 The Green, Houghton, Carlisle, CA3 0NG

Appn Ref: 18/0634

The Parish Council recommends the application is determined in accordance with national and local planning policy and guidance.

Yours sincerely

Sarah Kyle
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6 August 2018

FAO Case Officer: Alanzon Chan

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Erection Of Detached Garage
Location: Carvina, Tarraby, Carlisle, CA3 0JS
Appn Ref: 18/0609

The Parish Council recommends the application is determined in accordance with national and local planning policy and guidance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'SK', written over a faint, illegible stamp.

Sarah Kyle
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7 August 2018

FAO Case Officer: Suzanne Osborne

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Erection Of 3no. Dwellings (Outline)

Location: Beck Farm, Crosby on Eden, Carlisle, CA6 4QN

Appn Ref: 18/0650

The immediate site is brownfield, lying within the Hadrian's Wall World Heritage Site Buffer Zone. Not being identified for housing in the Carlisle District Local Plan 2015-30 (CLP) the site may be viewed as a potential windfall, although actually constituting a 300% increase in housing to the west of Willow Beck, Low Crosby's settlement boundary. The change of use from commercial to residential may result in fewer vehicle movements at that location.

Policy HO 2 - Windfall Housing Development, of the CLP, states that new housing development on sites other than those allocated will be acceptable within or on the edge of villages within the rural area provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan. Policy HO2 also specifies criteria with which such windfall proposals must comply.

The applicant's Design and Access Statement (D&AS) outlines the intended design and finishes of the proposed two story dwellings, i.e. the use of traditional materials, to complement existing dwellings in the village, each having a garden/amenity space and dedicated parking spaces. Drives and parking areas to be of permeable construction.

With regard to boundary treatments the D&AS proposes to retain the existing mature hedge to the north and Willow Beck and a pond to the south. Beck Farm lies adjacent to the east and the more open western side of the site would be defined by a hedge. Although not mentioned in the D&AS the site is also bounded to the south and west by mature trees forming areas of linear woodland.

The Parish Council is of the opinion that, although it lies outside the settlement boundary, to the west of Willow Beck, the site is well located within the existing landscape and that the proposed development is of sufficiently limited density that it would have a neutral effect, neither positive nor negative, upon the community vitality of Low Crosby; it is possible in this instance, therefore, to view it as a sustainable location compatible with adjacent land uses.

The Parish Council stresses, however, that the above comments and observations should not be construed, in any way, as a blanket endorsement of the proposal.

The Parish Council holds the view that imaginative and sympathetic design, restricting the ridge height so as not to exceed that of the neighbouring Beck Farm, would be absolutely necessary in order to ensure that the proposed dwellings might integrate unobtrusively within the landscape. Failure to ensure high quality design criteria would result in an intrusive and out of scale development at odds with its location outside the settlement boundary, rather than being one that is well contained and sympathetic to its environment.

The D&AS states that all existing buildings will be removed from the site. As these long established buildings lie within 65m of Willow Beck, and are bordered by linear woodland and a well established pond, the proposal may, therefore, have a significant negative impact upon local wildlife, some examples of which may perhaps be heavily reliant upon the buildings presence.

The Parish Council is concerned that the issuing of outline consent may, not unreasonably, lead to the demolition and clearance of the site in tandem with, or prior to, the submission of any reserved matters application. It therefore urges that a Protected Species Survey be undertaken prior to the issue of any outline consent and prior to the alteration, or removal, of any on site building or habitat.

The site lies in close proximity to Willow Beck, a tributary of the River Eden Site of Special Scientific Interest/Special Area of Conservation (R. Eden SSSI/SAC). In the event of accidental surface water contamination, during either construction or occupation, this proximity presents a potentially significant risk to these environmental assets. Dedicated surface/waste water filtration measures must therefore be provided, prior to discharge, to ensure the avoidance of contamination; these measures should not incorporate in any way the existing pond or any part of Willow Beck.

The Flood Risk Assessment (FRA) states that although the site is located within a flood zone it has never been known to have flooded; the same cannot be said of Low Crosby, however, which has suffered repeated inundations during recent flood events.

No up to date flood defence scheme has yet been agreed, let alone approved, for Low Crosby. Whether or not Beck Farm will lie within, or without, any new or up-graded defence scheme thus remains unknown. The possible impact of re-configured defences upon Beck Farm also therefore remains unknown; as do the possible impacts of the proposal upon Low Crosby and upon the final design of the defences.

The Parish Council therefore has serious concerns regarding the unforeseeable and unquantifiable effects of these unknown factors, which it considers to be material considerations in respect of this proposal. The Council is therefore led to the conclusion that it is not possible, at this time, for any adequately informed judgement to be made with regard these unknowns.

As a result the Parish Council strongly urges the LPA and the applicant to agree a postponement of any decision, without penalty to the applicant, until sufficiently detailed information becomes available to fully inform that decision. The Council believes that such action would best serve the interests of the applicant; the community of Low Crosby; the Environment Agency; and the LPA.

The D&AS also states that Foul drainage for the development will be via a treatment plant and that surface water will discharge into Willow Beck. The Parish Council is aware of significant problems, within the parish, regarding the operation and management of package

treatment plants serving multiple dwellings; as a result it has concerns regarding the consequences, for future occupiers, arising from shared use and would prefer a mains connection if at possible.

In view of the foregoing considerations the Parish Council strongly urges a postponement of the decision, as outlined above.

In the event of consent being granted, however, it advocates robust conditioning as outlined below, in order to give unambiguous notice of expected standards of design and; to provide a clear framework to inform the preparation of any future reserved matters application.

The Parish Council therefore recommends conditioning to:

- Require high a quality of design having a restricted ridge height.
Reason: in order to inform the preparation of any subsequent reserved matters application to ensure that any development is settled well into existing landscape features.
- Require a Protected Species Survey to be completed and approved prior to the issue of any outline consent and prior to the alteration, or removal, of any on site building or habitat.
Reason: In order for the outline planning decision to be fully informed regarding any implications for protected species.
- No vegetation or structures suitable for nesting birds be cleared/removed during the period 1st March to 15th August in any calendar year
Reason: To ensure no impact on nesting birds.
- Require a dedicated high quality means of surface/waste water filtration.
Reason: To ensure the protection of Willow Beck and the R Eden SSSI/SAC.

Yours sincerely



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Clerk to Stanwix Rural PC



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29 August 2018

FAO Case Officer: Barbara Percival

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Change Of Use From Agricultural Land To Provide Additional Land For Existing Caravan Storage Compound

Location: Green Acres, High Knells, Houghton, Carlisle, CA6 4JW

Appn Ref: 18/0702

Carlisle City Council website records the property history in respect of this site as having commenced in 1996: Appn No 96/0212, Change of use of part field no. 6757 to form caravan site and new access from highway and track through edge of field no.7544.

The Property History records 9 further applications and 7 planning appeals over the subsequent 22years including 99/0679: "Extension of existing caravan storage area and formation of overspill caravan site for additional 12 pitches"

While consent in respect of Appn No 03/0574 permitted: "The provision of 12 pitches to allow caravans to be sited for seasonal use, from 1st March to 31st October on land currently designated for overspill use."

Appn No 15/0872 proposed: The Combined use of Existing Agricultural Stackyard to Provide Overspill for Adjoining Caravan Storage Area for up to 45 Caravans, Addition of 5 No Hardstanding Caravan Pitches for Seasonal Use from March 1st to October 31st on Land Currently Designated for this Use. In respect of which the City Council's Environmental Health Officer stated: "If the application is approved it will be necessary for the Caravan Site Licence to be amended to include the additional 5 touring pitches."

Although 15/0872 was granted consent the City Council website appears not to record any Caravan Site Licence, or any amendment thereof. The Parish Council is therefore unaware of the current existing permitted total of seasonal and storage pitches. The photographic Site Plan accompanying the current application appears to show approximately 75 units on site.

The local landscape character is one of open fields bounded by agricultural hedgerows. Photographs of the site show hedges forming the site boundary to be trimmed and maintained to a height which fails to screen the existing parked caravans from the surrounding countryside.

The applicant's covering letter states that the proposed change of use is accommodate larger, longer, caravans; the visibility of these within the landscape can only be conjectured.

The Parish Council is therefore concerned that should this application be permitted the continued expansion of the site would be sufficient to result in the final creation of an unacceptable visual intrusion into open countryside that would be out of scale and character within the setting of the local rural landscape.

The Parish Council must therefore object to this application and recommends refusal.

Should consent be granted, however, the Parish Council would then urge conditioning to require interception measures to prevent the ground, or groundwater, contamination arising thorough accidental leaks or spillages.

Yours sincerely

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Sarah Kyle
Clerk to Stanwix Rural PC