



Clerk to the Council: Kylie Palmer

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Planning Working Group Comment Schedule – March 2023 Update

The following schedule outlines the comments agreed at the meeting of the Planning Working Group which have taken place between September and 10th Nov 2022.

<u>Ref. No.</u>	<u>Description</u>	<u>Comments</u>	<u>Date Planning Group met</u>	<u>Initials of Cllrs.</u>	<u>Date to Carlisle City</u>	<u>Status of application / Decision</u>
22/0167	Erection Of 1no. Dwelling (Reserved Matters Application Pursuant To Outline Approval 21/0591) Aspens, Rockcliffe, Carlisle, CA6 4BH	<p>With regard to this application KPC are okay with this application as long as there are no trees and hedgerows affected on the common land which surrounds this property and that all proposed work falls with in the existing property boundaries.</p> <p>If there are any trees or hedgerows that need to me moved or cut back then permission must be sought from KPC prior to work being commenced, KPC are happy to meet with the homeowners to discuss this if required.</p>	28.03.22	L.F / P.L / M.K	Returned 29.03.22	Awaiting decision



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22/0616	Variation Of Condition 2 (Approved Documents) Of Previously Approved Application 21/0194 (Erection Of 300no. Dwellings Including Associated Open Space And Infrastructure) To Substitute The House Types & To Make Minor Modifications To The Layout Land at Harker Industrial Estate, Kingmoor Park Harker Estate, Low Harker, Carlisle, CA6 4RF	<p>Regarding the above planning KPC would like to make the following comments, and we request answers in writing please</p> <p>Can the developer confirm the start date for development of this site?</p> <p>How will the asbestos on site be disposed of and how long do they estimate this will take?</p> <p>What routes will vehicles be taking to remove the asbestos from site, will they be using the A7 or Parkhouse Rd?</p> <p>Are there plans for a footpath to be created for pedestrian use on Parkhouse Road to allow safe access to this development, currently after the junction of Crindledyke Lane and Parkhouse Road there is no footpath and the road is poorly light.</p> <p>How many extra car journeys per day are expected on Parkhouse Road as a result of this development?</p> <p>Are there currently sufficient school places within the area to accommodate any extra children over the next couple of years?</p>	31.08.22	L.F / P.L / M.K	Comments returned 01.09.22	Decision – permission granted
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		Has any consultation been down with local medical practices to see if they have any spaces available to take on extra patients?				
22/0698	Demolition Of Existing Buildings And The Development Of A New Employment Site Of Up To 102,194 Sqm (1.1m Sq Ft) B8/B2 Floorspace (including Ancillary Integral Office Space (use Class E(g)), Including Car Parking, Internal Estate Roads And Associated Works Including Means Of Access (Outline) Land between Kingmoor Park Central and North, Dukes Drive, Kingmoor Park North, Carlisle	<p>Extension requested of 1 week – Granted</p> <p>The site of the above proposed application borders an area of common land referred to as "The Sprinkles" which can be accessed by footpath's 120010 or 12008 via footpath 120007, having looked at the plans it appears that areas of common land have been included within the boundaries of the proposed development, we request a site visit with the planning officer to establish the exact boundaries of the common land.</p> <p>We understand that footpath's 120007 and 120008 will follow there current routes, are there any plans to upgrade these paths for accessible use as part of this application, and will this include footpath 120010 as well?</p>	Met 11.10.22	L.F / P.L / M.K	Returned 12.10.22	Awaiting Decision



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		<p>The aboricultural report says there will be no loss of any aboricultural features, but construction work may result in the decline in health or death of trees, therefore we ask that an aboricultural clerk of works must be appointed if planning is permitted.</p> <p>This ecology report indicates that there will only be a moderate effect on wildlife in the area which includes Kingmoor nature reserve, we feel that further investigation of this is required as there is already a noticeable decline in wildlife within Kingmoor nature reserve.</p> <p>We request that all traffic is to use the CNDR rather than Parkhouse Road or Crindledyke Lane to access the site of the proposed development to minimise disruption to local residents.</p> <p>There is little in the way of infrastructure in the area to support this application if someone needs to use public transport to get to and from this site travelling from Longtown or Gretna they will have to get off/catch the bus from the stops on</p>				
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		<p>Parkhouse Road where there are no suitable bus shelters, we would like to arrange a site visit with the planning officer to discuss this also.</p> <p>Are there any plans to extend the current cycle route which runs through Kingmoor nature reserve to the site of this proposed development, for potential employees to get to and from work?</p> <p>If employees have to come off site to get food, as there is only one sandwich shop within Kingmoor Park this will increase traffic on Parkhouse Road/Crindledyke Lane which may have a negative impact on local residents, trying to enter or exit Crindledyke Estate</p> <p>Due to significant archaeological finds within the surrounding area found during the construction of the CNDR, we request further archaeological surveys of this site are carried out prior to any work being undertaken.</p> <p>Please could we have answers in writing to the above</p>				
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<p>22/0726</p>	<p>Erection Of Bio-CNG Vehicle Fuelling Station Comprising Fuel Dispenser Islands, Plant Compound, Landscaping, Revised Car Parking Area, New Accesses And Associated Development Land off Chandler Way, Carlisle, CA3 OJQ</p>	<p>KPC would like to raise the following concerns. There is already a HGV fuel station opposite the site of the proposed development. Can this no be reworked to provide bio fuel? The transport assessment modelling is based on a similar site in Warrington, not on the traffic flow on Chandler Way and Parkhouse Road, we find this unacceptable and request that a full assessment is carried out at the location of the proposed development. Has Carlisle City Council taken into consideration the fact that Chandler way is serviced by 3 different bus services, the 62A, the 79 and the 382, plus there are two car dealerships on Chandler Way which when receiving delivery's of new vehicles via HGV car transporters, these transporters either have to park in the road to unload, or park on the pavement, how can adding extra HGV's on to Chandler Way not have a negative impact for road and pedestrian safety</p>	<p>11.10.22</p>	<p>L.F / P.L / M.K</p>	<p>Returned 12.10.22</p>	<p>Awaiting Decision</p>
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		<p>KPC note that only 3 trees are scheduled to removed from the site of the proposed development, should this planning be granted then we request that an Aboricultural clerk of works be appointed to ensure that this is adhered too.</p> <p>We request further information regarding the effect of possible flooding into Kingmoor nature reserve should this application be granted</p> <p>The gas to this plant is to be piped in from the existing mains supply we assume that a new pipe line will have to be installed in order to do this and we would like further information on this, showing the exact route of the new pipeline.</p> <p>The site is to be monitored and controlled remotely, this is a safety concern, we request further information regarding emergency protocol.</p> <p>The environmental impact statement says there maybe a detrimental effect on local flora and fauna during construction work. Can the Council please clarify what will done to monitor this and what</p>				
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		<p>action will be taken should there be a negative impact on the local plant and wildlife.</p> <p>Will the footpath entrance at the bottom of Chandler way into Kingmoor nature reserve still be accessible for cyclists and pedestrians during construction work.</p> <p>Please may we have answers to the above in writing.</p> <p>Reply back from Planning Department to queries raised. There is already a HGV fuel station opposite the site of the proposed development. Can this not be reworked to provide bio fuel? Please kindly refer to Pages 22 to 23 of the submitted Planning Statement that sets out CNG Fuel's site-specific operational requirements for operating a viable Bio-CNG station which has informed the selection of this application site at Chandler Way. As set out within</p>				
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		<p>application, the proposed station would be utilised by HGVs already on the highway network in the area, with Bio-CNG offering an alternative fuel that reduces a vehicle's CO2 equivalent emissions by 90%. The station will therefore clearly deliver significant environmental and economic benefits to the local area, including the Primary Employment Area of Kingstown and Kingmoor, as covered further in the Planning Statement. The transport assessment modelling is based on a similar site in Warrington, not on the traffic flow on Chandler Way and Parkhouse Road, we find this unacceptable and request that a full assessment is carried out at the location of the proposed development. Please note this method to determine the trip generation of the</p>				
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		<p>proposed development within the Transport Assessment (TA) has already been scoped and agreed with the CCC Highway Officer during the highways pre-application exercise. National Highways have also confirmed no objection in their formal consultation response to the application. The assessment was based on the location of the proposed development, with measured traffic data of the Chandler Way and Parkhouse Road junctions, and specific models created of these actual junctions. The methodology of modelling the junctions and using the operational data from the Warrington site as an indicator of the expected trips at this site was signed off by Cumbria Highways, and National Highways respectively, before being undertaken.</p>				
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		<p>Has Carlisle City Council taken into consideration the fact that Chandler way is serviced by 3 different bus services, the 62A, the 79 and the 382, plus there are two car dealerships on Chandler Way which when receiving delivery's of new vehicles via HGV car transporters, these transporters either have to park in the road to unload, or park on the pavement, how can adding extra HGV's on to Chandler Way not have a negative impact for road and pedestrian safety. The bus services wait clear of the Chandler Way carriageway in the Asda bus loop, therefore not impacting the flow of vehicles, and well clear of pedestrians and cyclists. The current servicing that is taking place at adjacent sites as cited above, is beyond control of the</p>				
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		<p>Applicant of this application. The road safety data reviewed in the TA shows that firstly there is not an accident trend in the area, and secondly, that the addition of HGVs on a route within a designated primary employment area that is already serviced by HGVs would not be unexpected, and therefore would not lead to an increase in accidents/incidents. The access junctions would be provided with dropped kerbs and tactile paving to encourage safe pedestrian access along Chandler Way. These proposed works are shown on the submission drawings. As mentioned in the TA, the incidence of HGV's already attending to sites locally and on the local network strengthens the case for providing a Bio-CNG station on this site. The station</p>				
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		<p>would allow these vehicles to swap to a more environmentally friendly fuel source, other than diesel, cleaning up the freight network in the Carlisle area.</p> <p>KPC note that only 3 trees are scheduled to be removed from the site of the proposed development, should this planning be granted then we request that an Arboricultural clerk of works be appointed to ensure that this is adhered too. As required to be demonstrated, existing trees within and adjacent to the boundary of the application site are recorded by the submitted tree survey which in turn has informed the proposed layout. All existing trees on the application site are proposed to be retained, with tree retention and protection recommendations that are set out with the submitted</p>				
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		<p>Arboricultural Method Statement to be secured via planning condition. We request further information regarding the effect of possible flooding into Kingmoor nature reserve should this application be granted. The site is located within Flood Zone 1, with the development proposals, levels and drainage having been carefully designed to ensure no impact on any potential flooding issues within the area, with no increased runoff post-development. This is covered and confirmed by the submitted FRA and Drainage Strategy. The gas to this plant is to be piped in from the existing mains supply we assume that a new pipe line will have to be installed in order to do this and we would like further information on this, showing the exact route of the new pipeline. There will be no laying of a new</p>				
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		<p>pipeline, with the Bio-CNG station connecting to the existing pipeline which runs in Chandler Way. CNG Fuels are already liaising directly with Northern Gas Network to work through a Detailed Analysis Study, whereby CNG Fuels will be responsible for a significant upgrade to the local gas pipeline infrastructure that will not only benefit its station but everyone else using gas in the area. The site is to be monitored and controlled remotely, this is a safety concern, we request further information regarding emergency protocol. CNG Fuels are responsible and experienced operators, with 10 stations already in operation across the UK. All their sites are monitored from a central control room, with a suite of cameras and sensors employed at stations. The</p>				
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		<p>gas connections can be shut off from the central control remotely or automatically via a 'fail safe'. In the unlikely event of any leaks CNG is safer than diesel or petrol as it evaporates into the atmosphere very quickly rather than pooling on the ground as per diesel/petrol. The environmental impact statement says there maybe a detrimental effect on local flora and fauna during construction work. Can the Council please clarify what will done to monitor this and what action will be taken should there be a negative impact on the local plant and wildlife. Careful control of construction activities through an industry best practice Construction Environmental Management Plan, alongside the protection measures set out within the Arboricultural Method Statement shall</p>				
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		<p>be secured via planning condition, and thereafter implemented and closely monitored during the construction phase. Will the footpath entrance at the bottom of Chandler way into Kingmoor nature reserve still be accessible for cyclists and pedestrians during construction work. Yes, the existing entrance into Kingmoor Nature Reserve at the western end of Chandler Way will remain open to the public.</p>				
22/0836	Hybrid Planning Submission Comprising Full Application For Industrial / Workshop / Trade Counter & Logistics Units, Together With Site Accesses, Service Roads, Development Platforms, Drainage Lagoons & Associated Service Infrastructure & Landscaping;			L.F / P.L / M.K	Received 14.11.22	Registered



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	Outline Application For Further Industrial & Logistics Units & Roadside Services Within Use Classes And Sui Generis To Include Roadside Facilities Such As EV Charging Facility/Petrol Filling Station/Hotel/Restauraunt/ Drive Thru Restaurant And Public House Former Grearshill Farm and land surrounding, Harker, Carlisle, CA6 4HW					
22/0981	<p>Notification of Receipt of a Consultation on a Planning Application</p> <p>Proposal: Proposed Extension To Harker Substation As Part Of The Harker Energy Enablement Project Comprising Substation Buildings, Supergrid</p>			L.F / P.L / M.K	09.01.23 10 Days to reply	



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	<p>Transformers, Busbars & Switchgear, Diesel Generator, Mechanically Switched Capacitor, Associated Landscaping And Biodiversity Enhancement, Drainage, Internal Access Roads And Parking, Lighting & CCTV, Fencing & New Site Access Location: Land North of Harker Grid Sub Station, Harker, Carlisle</p>					
	<p><u>Cornerstone 126540 - Pre Planning Consultation</u> PROPOSED BASE STATION INSTALLATION UPGRADE AT CORNERSTONE 126540, BSW TIMBER, CARLISLE SAW MILL, CARGO, CARLISLE, CA6 4BA, NGR: E: 337549 N: 559413</p>			<p>L.F / P.L / M.K</p>	<p>Received 02.02.23</p>	



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23/0039	Display Of Illuminated & Non Illuminated Fascia Signs & 1no. Totem Sign MKM Building Supplies (Carlisle), Spellar Way, Kingmoor Park East, Carlisle, CA6 4SQ			L.F / P.L / M.K	Received 17.01.23	Registered
23/0082	Variation Of Condition 2 (Approved Documents) Of Previously Approved Application 20/0164 (Erection Of 2no. Detached Dwellings) To Amend The Design & Layout L/A West End Farm, Cargo, Carlisle, CA6 4AW	“from what I tell this relates to Footpath 120025 which runs from West End Farm down to the River Eden, but the application isn’t very clear” Query raised.		L.F / P.L / M.K	Received 31.01.23	Registered
23/0118	Erection Of Air Conditioning Compound, Installation Of Air Conditioning Plant And Creation Of New Fire Exit East Wing, Story House,			L.F / P.L / M.K	Received 16.02.23	Registered



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	Lords Way, Kingmoor Park, Carlisle, CA6 4SL					
23/0167	Erection Of 6no. Steel Containers With Hardstanding In Association With Existing Office Use Land to the north of Story House, Lords Way, Kingmoor Business Park, Carlisle, CA6 4SL			L.F / P.L / M.K	Received 09.03.23	Registered