

BURGH BY SANDS PARISH COUNCIL PLANNING MEETING

Parish Clerk & RFO: Miss M Russell, 72 Sheffield Street, Denton Holme, Carlisle, CA2 5DT
Tel 07833 431513 clerk@burghbysandsparishcouncil.co.uk

Saturday 13th November 2021 in Burgh by Sands Village Hall

1. Welcome & Apologies 9:30 am

21204 Present

Cllrs V Sealby, P. Ditch, J Norman, L Kelton, K McConnell-Coon, Clerk M Russell

Apologies

Cllr A Taylor, D. Metcalfe, V.Ferriby, J Ghey

2. Chairman's Announcements

21205 None

3. Declaration of interests

21206 None

Adjournment for public participation

4. None

21207

5. Planning Applications, Decisions, Enforcement & Correspondence up to 08.11.21

21208

CONSULTATION ON PLANNING SUBMISSION

Appn Ref: 21/0976

Proposal: Erection Of Livestock Building Location: Land at Hill Farm, Thurstonfield, Carlisle, CA5 6HG Grid Ref: 331255 556793

Unanimous: No observations

Appn Ref: 21/0983

Proposal: Erection Of Conservatory To Rear Elevation Location: 1 West Green, Burgh by Sands, Carlisle, CA5 6AQ Grid Ref: 331582 559046

Unanimous: No observation

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

**TREE PRESERVATION ORDER: THE CITY OF CARLISLE
(LAND AT FAIRFIELD, MOORHOUSE, CARLISLE CA5 6EY)
TREE PRESERVATION ORDER 2021 NO. 314**

Unanimous: No observations

NOTIFICATION OF AMENDED DETAILS/FURTHER INFORMATION

Appn Ref: 21/0867

Proposal: Erection Of Single Storey Side Extension To Provide 1no. En Suite Bedroom & Widening Of Existing Vehicular Access Location: Stoneleath, Burgh by Sands, Carlisle, CA5 6AX Grid Ref: 332244 559031

Unanimous:

Application 21/0867

Burgh Parish Council have no observations to make regarding the size and position of this extension

The name of the House Stoneleath would suggest that Stone would be more appropriate so that this extension would match as closely as possible the existing building. The house is faced/ made of stone on all sides.

Most of the adjacent properties are rendered and the garage belonging to the property is faced with stone.

Any of these finishes would be more appropriate.

Objections

However, using vertical wooden cladding (now to be stained black and highly visible) is not appropriate.

This would be highly visible on approach from the West. There is only a small grey section to the East and this is masked by a fence erected to preserve Stoneleaths privacy. On page 6 of the Design and Access Statement on behalf of the Applicant it states that – 'black stained timber cladding installed vertically (to echo the current section of cladding on the Eastern Elevation) and to suggest an agricultural /industrial aesthetic as per many barn buildings in the District)

There are no examples of Farm /industrial buildings clad in this manner or of this colour in Burgh by Sands Conservation Area at this present time.

Cladding is not a feature of houses in the Conservation Area of Burgh by Sands. There is a visual coherence throughout the village using traditional design and materials and to sanction this would create a precedent and change the look of our Village.

The original Barn conversion in 1998 had a more traditional design for the windows and doors

Reference

Redevelopment and alterations to existing buildings

Burgh by Sands Design Statement pg 12

Extensions and alterations should employ original or sympathetic materials and styling to match as closely as possible the existing building

Carlisle District Plan Policy HO 8 Page 116

House Extensions and alterations should be designed to:

- 1 relate to and complement the existing building in scale, design, form and materials
- 2 be visually subservient to the main building;

5 maintain the established character and pattern of the street scene and be a positive addition.

Policy HE7 - Conservation Areas Pages 188 and 189

Any new development or alteration to buildings in conservation areas should preserve or enhance the special character and appearance of the conservation area and the setting. Specifically proposals should:

1 seek to harmonise with their surroundings and be sympathetic to the setting, scale, density, and physical characteristics of the conservation area;

2 preserve or enhance features which contribute to the area's character or appearance

3 not have an unacceptable impact on the historic street patterns and setting of the conservation area

5 wherever possible, draw on a local pallet of materials to reinforce the distinctiveness of the area

There will be a presumption in favour of the retention of buildings or features which make a special contribution to the special character and appearance of a conservation area.

Observations regarding access and egress from Stoneleath and adjacent properties

- Existing visibility photograph was not taken from the site frontage but from a neighbouring frontage and so does not accurately show the restricted visibility from the site
- There are some concerns as to the visibility when driving out of the property with any of their cars as cars are parked on the road-side in front of the Bungalows at Beech Croft where the road bends. Cars approaching from the West have to use the right-hand side of the road and because of a row of parked vehicles in front of Ash Tree Square, vehicles travelling West have to use the opposite side of the road as well as clearly shown in the site photographs.
- There have been a few minor accidents because of this.
- We ask that double yellow lines be installed on this bend to restrict roadside parking. There is a precedence for these as installed by the Highways outside Burgh Village Hall
- This could make leaving all properties in the area safer if Parking outside Beech croft was prohibited. There is off road Parking provision with these properties but not for those at Ash tree square.
- Parking now needed for 3 cars

The Parish Council request a site visit

6. Date & venue of next meeting
21209 17.11.2021 Burgh by Sands Village Hall
Meeting ended 9:57am