

Wetheral Parish Council
Minutes of the Meeting of the Council held on Wednesday,
12th December 2018 at 7.30pm in the Wetheral Village Community Hall
PRESENT

Chairman – D Hughes

Councillors

**B. Earp
J. Routledge
C. Oliver**

**G. Round
D. Pattinson
D. Poole**

**S. Higgs
P. Bainbridge
J. Searle**

M. Higginbotham

Also, Present 12 residents of the Parish.(part)

96/18 Apologies for absence

- (i)** **Resolved** to accept and approve the apologies for absence from Parish Cllrs Dodd, Melrose-Woodman, Evans, and County Cllrs Graham & Mallinson & District Cllr Parsons.

97/18 Minutes of the Parish Council Meeting held on 14th November 2018.

- (i)** **Resolved** to authorise the Chairman to sign, as a correct record, the minutes of the Council meeting held on 14th November 2018.

98/18 Declarations of Interest

- (i)** Cllr. Earp & Cllr. Higgs declared an interest in items relating to Carlisle City Council.
(ii) Cllr. Bainbridge declared a personal interest in item 6.(vi) Planning application 18/0857

99/18 Public Participation

- a. **Residents-(i)** Mr J Morris of Scotby spoke on behalf of the resident's present.
Objection to the Gladman Land application 18/1044, outline planning for 90 dwellings.
- Proposal is outside the planning policy- Carlisle & District Local Plan 2015-30
 - Adverse impact on the landscape
 - The site was discarded in the SHLAA of 2014 due to unacceptable landscape impact and was not included in the local plan.
 - Windfall development; "well contained within the existing landscape features and integrates with the settlement and does not lead to unacceptable intrusion into open countryside". This development is not in the centre of the village as stated by Gladman land and it does intrude on the open countryside
 - Carlisle City Council can demonstrate delivery of the housing stock within 5 years, therefore no need to have additional development.
- (iii)** Mr P Devenish, Scotby; Objection to application 18/1044, reiterated the comments made by Mr Morris and stated that he had a petition of 670 signatures of those against the proposal.
- b. Police report –circulated.
- c. **Councillor Reports**
- ~ Cllr Marriner; B6263 road works have commenced.
 - ~ Cllr Higgs; Proposed Youth worker, Rev Skinner & Cllr Higgs have met with the Headteacher at William Howard School who was very positive about the proposal and offered his support with the loan of equipment e.g. mountain bikes.
- Neighbourhood plan, slow response from the City Council very frustrating (Clerk add as an agenda item at further meetings)
- United Utilities have finished the work in Scotby and are due to start on Warwick Rd.

WPFA – attempting to move forward a meeting to finalise the Petanque on the Wetheral Playing Field

Cllr Earp; UU have 2 leaks on the new pipe between Scotby & Wetheral, traffic lights are in force

100/18 Planning Applications considered.

(i) 18/1044 Land at Rookery Park, (South of Alders Edge) Scotby

Erection of up to 90 dwellings, public open space, landscaping and SuDS. Outline

Resolved – Objection

- (i) Previous assessment of land suitability. The land was considered in the Strategic Housing Land Availability Assessment of 2014. The proposed site was discarded due to “unacceptable landscape impact”. For this reason, it was not included for allocation in the Local Plan.
- (ii) Policy H02, Windfall policy. “On the edge of settlements, it must be well contained within existing landscape features, is physically connected, and integrates with the settlement and does not lead to unacceptable intrusion into open countryside”.
 - a. The development is not appropriate to the scale, form, function and character of the existing settlement.
 - b. It will not enhance or maintain the vitality of the rural community.
 - c. It is not well contained within the existing landscape features.
 - d. It does not integrate with the settlement.
 - e. It does lead to an unacceptable intrusion into the open countryside.
- (iii) Policy SP2 states that development in the rural settlement must be of “an appropriate scale and nature, commensurate with their setting, and enable rural communities to thrive”. Development in Scotby has already exceeded the housing allocation; Alders Edge 45, Broomfallen Rd 28, The Plains 42, plus a number of small developments (allocated 109). A further 90 homes would mean the village has to accommodate 199 new dwellings, 100% more than is indicated in the Local Plan.
- (iv) The cumulative effect of the developments within the Scotby area must be taken into consideration. An additional 198 new homes at Durranhill will place additional pressure on the infrastructure, services and schools, giving a total of approximately 400 new homes.
- (v) Policy HE2. The site lies within an area of “high archaeological potential” as stated by Historic England. There is not, as stated in the planning application, merely “a moderate amount of evidence.”
- (vi) The application refers to national guidelines. These do not take into account the local or regional variations in economic growth. The development would not enhance the local economy by £2.513 million as stated.
- (vii) Policy H01 - this application is contrary to the policy. Carlisle City Council can demonstrate a 5-year supply of deliverable housing, therefore there should be no obligation to consider the development.
- (viii) Access - the width of the road has already resulted in the narrowing of the road to accommodate a footpath, with additional cars parked on the road as an overflow to Alders Edge. This would add pressure on the existing highway and would increase safety concerns.
- (ix) Members request a site meeting.

(ii) 18/1004 Green Croft, Great Corby

Erection of a garden shed.

Resolved – No Observations

(iii) 18/1053 Mayfield, The Green, Wetheral

Erection of a two-storey side extension to provide hallway, garage and store with en-suite bedroom above.

Resolved – No Observations

(iv) 18/1051 Moss Gate, Great Corby

Single storey extensions to provide bedroom, living room and kitchen for existing attached annexe.

Resolved – No Observations

(v) 18/1058 – Land between Wetheral Methodist Church and Redcroft, Wetheral

Erection of 1no. detached dwelling (plot 4).

Resolved - Observations; reiterating comments made planning app. 16/0628, members wish to see an access road to the proposed properties which would allow one entrance and exit to the site. Four individual access roads would cause a similar problem experienced at Alders Edge, Scotby, making access along the road difficult. The traffic problem is exacerbated with new access created at Croft Villa, on the opposite side of the road.

Members have serious concerns regarding the onsite sewage treatment plant; at other locations, it has been shown that these works can fail and if that happens the natural route for the contaminated effluent will be directly onto the allotment site and to the ditch flowing to the Pow Maughan. The plans do not include a robust contingency to prevent this.

(vi) 18/0857 – Wetheral Abbey Farm, Wetheral

Change of use of 5no. barns from agricultural use to storage and distribution (B8) for the storage of equipment for temporary structures hire company; change of use of 1no. barn from agricultural use to stables; change of use of agricultural land to equestrian use for applicant's horses.

Resolved – No Observations

(vii) 18/1074 Long Lane House, Willow Grove, Scotby

Erection of detached outbuilding.

Resolved – No Observations

101/18 Bank Reconciliation

(I) **Resolved** to receive the balance at the bank dated 30th November 2018

Deposit Account	£79,478.70
Current Account	£27,770.02
Cumberland BS	£66,106.30
Total in the bank	£174,144.78
Allocated funds	£81,565.00

Available funds £92,579.00

102/18 Payment of Accounts.

(i) **Resolved** to authorise payment of the accounts listed in the schedule of cheques dated 12th December 2018 210-233 VIN totalling £10,123.35.

103/18 Parish Precept 2019-20

Resolved to make a request to the District Council for the Parish Council Precept 2019-20 of £148,000 equates to a band D property @ £60.04, an increase of 1.51%. (2018 £59.14)

104/18 Memorial Bench

(i) **Resolved** to defer consideration the installation of a memorial bench on the Great Corby village green, previously approved Min ROW 18/17; £1000 allocated to the next meeting for Cllr Evans to report.

105/18 Tree Survey

Resolved to appoint TreeWise Solutions Ltd to map and survey the Parish Council owned trees. (Clerk to contact Mr. P Gray of Greenspaces to approve the company's suitability and the Council's insurers to ensure the survey complies with its standards)

106/18 Winter Maintenance Schedule

(i) The winter gritting schedule was issued to members in preparation for the forecasted cold weather.

(ii) **Resolved** forward members to confirm the appointed contact in each settlement to report on the conditions of each village to the Clerk in severe weather.

107/18 External Representation

Resolved to receive reports from Parish Council representatives on outside bodies.

- (i) Cllr Higginbotham attended a strategic meeting of the CPCA, the minutes will be issued in January.

108/18 Schedule of Correspondence, Notices and Publications

Received and noted the schedule of correspondence, notices and publications received since the last meeting and not on the agenda.

- (i) Boundary Review – Confirmation on the reduction of Carlisle City Councillors to 39 from May 2019.
- (ii) Work commencing on the B6263 Warwick Bridge to Wetheral road.
- (iii) Mr Little of Wetheral; road naming. A request to the Parish Council for its support correcting the road named Steeles Bank by Google maps to its original name Primrose Hill, Wetheral.

Resolved. Clerk to write to Ordnance Survey requesting the name of the road from the corner of the village green Wetheral to the Wheatsheaf pub changed to the original name -Primrose Hill.

Clerk to undertake a review of other local roads wrongly named, e.g Longlands, Welton Road.

109/18 Ward Reports

Resolved to receive and consider the ward reports.

Note to review the effectiveness of ward reports at the next meeting following the 3-month trial.

Date of next meeting of the Council January 9th 2019.