

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 1st June 2015
7.30pm at Wetheral Community Centre

PRESENT: Cllr M. Higginbotham Cllr Dodd Cllr Higgs Cllr Round Cllr Poole Cllr Earp

PL/15/01 Appointment of Chairman Cllr Higginbotham was appointed as non-ward representative Chairman, with Chis Dodd appointed Vice chairman

Apologies for Absence:- All Present

PL/15/02 Declarations of Interest - Cllr Earp declared an interest as a member of Carlisle City Council Planning Committee, and also on item 15/0378 as he is known to the applicant.

Public Participation - None present

PL15/03 Minutes – of the meeting held on 27th April 2015 were signed as a correct record

PL/15/04 Planning Decisions reported between 21st April and 26th May 2015

1 *Plan Number*

14/0719 Vienna Rose Stables, Broomfallen Road, Scotby

Refuse Permission

2 *Plan Number*

14/0744 Scotby Acres, Broomfallen Road, Scotby

Refuse Permission

3 *Plan Number*

14/0825 Land adj. Scotby Acres, Broomfallen Road, Scotby

Refuse Permission

4 *Plan Number*

14/0929 Thistle Stables, Broomfallen Road, Scotby

Refuse Permission

5 *Plan Number*

15/0097 Land adj The Whinns, Allenwood, Heads Nook

Granted with conditions

6 *Plan Number*

15/0173 13 Croft Park, Wetheral

Withdrawn

7 *Plan Number*

15/0229 Wrayside, Wetheral Shield, Wetheral

Change of use from 1 dwelling to 4no. dwellings including a two storey extension at both gable ends; installation of new treatment plant/foul water drainage system

Granted with conditions

6 *Plan Number*

15/0253 The Gables, Low Allenwood Farm, Broadwath, Heads Nook, Brampton

Change of use

Granted with conditions

7 *Plan Number*

15/0311 2 Near Park, Scotby

Granted with conditions

8 *Plan Number*

15/0164 Skelton House, Wetheral (Variation of condition 4)

Withdrawn by Applicant

PL/15/05 Planning Applications considered on 1st June 2015

1. *Plan Number*

15/0148 The Coach House, Allenwood, Heads Nook

Erection of 2no. holiday cabins (AMENDED DETAILS/FURTHER INFORMATION)

Observations

Members were pleased to note the change in design of the cabins in this application and have no further comment to add.

2.. *Plan Number*

15/0291 Land adj to Edenbank, Old Steels Bank, Wetheral

Erection of 1no. dwelling (revised application)

No observations

3. *Plan Number*

15/0378 Land to the north of Moor Yeat, Plains Road, Wetheral

Erection of 6 no. dwellings (Outline)

Objection

Members wish to object to this application, as they have concerns regarding the entrance/exit to 4 of the proposed dwellings located at the narrowest part of Plains Road, this road has a high volume of traffic and poor visibility at this point in particular. Members noted that the 30mph sign was to be moved, but felt if this was the case, they would prefer to see the speed limit extended before the bend in the road at the corner with the existing bungalow Parklands. The recommendation was made in view of the 3 new dwellings on the opposite side of this road, granted with planning permission. Members feel that should these developments proceed the road should be widened, and consideration be given to a pavement, to ensure better safety at this point.

4. *Plan Number*

15/0398 Southwold, Plains Road, Wetheral

Erection of two storey side extension to provide living room on ground floor with en-suite bedroom above; single storey side extension & rear extension to provide garage, utility, living & dining room together with porch to front elevation.

No observations

5. *Plan Number*

15/0413 Land opposite Wetheral Shield Farm, Wetheral Shield, Wetheral

Erection of concrete block stables, tack room, and exercise area.

No observations

6. *Plan Number*

15/0428 27 Woodlands, Great Corby

Demolition of existing garage and conservatory; erection of two storey side and single storey rear extension to provide garage, utility, kitchen and living room on ground floor with 1no. bedroom and bathroom at first floor

No observations

7. *Plan Number*

15/0442 17 Barley Edge, Carlisle

Erection of single storey side extension to provide WC, laundry room and family room

No observations

8 *Plan Number*

15/0448 Dunsmuir, 44 Scotby Village, Scotby

Erection of single storey side extension to replace existing sunroom and alterations to existing roof from flat to pitched at rear.

No observations

9 *Plan Number*

15/0451 Land adjacent Tholt Y Will, Aglionby

Demolition of residential building and erection of 1no dwelling (Revised App to remove rooflights & insertion of 2no. dormers)

No observations

10 *Plan Number*

15/0455 Land between Lambley Bank House & The White House, Lambley Bank, Scotby

Erection of 1no detached dwelling

No observations

11 *Plan Number*

15/0490 Wandales, Plains Road, Wetheral

Demolition of existing conservatory and garage; single storey front and side extension to provide utility and bathroom and enlarged garage.

No observations

12 *Plan Number*

15/0494 Land to rear of Lyndhurst, Cumwhinton

Erection of 5no. dwellings with associated landscaping

OBSERVATIONS

Members note that this application is part retrospective. Members also noted that the owner of the land is Magnus Homes. Clarification is therefore requested on the status of the application; is this an extension of the adjoining Thornedge development increasing the number of properties by 5 dwellings or a completely different development?; If it is to be considered as an extension to the current development will there be additional monies made available to provide affordable homes, or a contribution towards a 106 Agreement?

Members have concerns with the access of service vehicles to this proposed new development.

Members would also like to highlight that should this development proceed, the developer ensures that all drains and gully's are kept clear on the busy B6263 access road through the village and not just at the site entrance. At present it would appear that drains and gully's are regularly blocked throughout the village, this is due to the mud and gravel from vehicles entering and exiting the Thornedge development. Please note this is an area which has been prone to flooding in the past.

PL/15/06 Tree Application –

i) 15/0011 S211 1 Lime House Gardens, Wetheral

Remove lowest branches and broken branches as shown on the appended photographs (emailed all 30.4.15)

No observations

ii) 15/0015 S211 Great Corby Primary School, Sandy Lane, Great Corby

Fell pear Tree

Comments

Whilst members have no objection to the felling of this tree, they would like the applicant to consider replacing it with another fruit tree, ie; apple or plum, in a suitable location.

PL/15/07 Terms of Reference – Members took away the document to consider and will bring any proposed amendments to the next meeting for approval.

PL/15/08 Correspondence –

- i) Copy Letter sent to M Lambert, Carlisle CC re Skelton House Dev - Noted
- ii) Story Homes Newsletter - Noted
- iii) Request to provide a letter of support for work planned at the Cornmill, Warwick Bridge – Clerk to write letter for approval by members prior to Full Council Meeting.

PL/15/09 Date proposed for next Meeting – 29th June 2015

CHAIRMAN

DATED: