

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 2nd March 2015
7.30pm at Wetheral Community Centre
PRESENT: Cllr M. Higginbotham (Chair)
Cllr Earp, Cllr Poole, Cllr Dodd Cllr Rose

Also present residents of Gt Corby Mr & Mrs Dimond

PL/14/79 Apologies for Absence:- All wards represented

PL/14/80 Declarations of Interest - Cllr Earp declared an interest as a member of Carlisle City Council

PL/14/81 Public Participation - Residents of Gt Corby advised members of their concerns regarding the application 15/0018, 11 objections had been received by the Dev. Control to date (26 previous). Residents felt the development was inappropriate in such a prominent position within the conservation area of Great Corby. Although the revised application had reduced the size of the house, set farther back than previous, it was still felt to be too large for the site and felt the character & coherence of the setting, in such a sensitive area, would be changed forever.

PL14/82 Minutes – of the meeting held 12th January 2015 were signed as a correct record.

PL14/83 Planning Decisions reported between 5th January 2015 and 23rd February 2015

1 *Plan Number*

13/0160 Land adj to Croft House, Cotehill

Granted with conditions

2 *Plan Number*

13/0532 Land to rear of Park House, Parkett Hill, Scotby (Outline Revised App)

Granted with conditions

3 *Plan Number*

14/0529 Land at Longthwaite Farm Court, Warwick Bridge (Outline)

Granted with conditions

4 *Plan Number*

14/0736 Land between Windsover & West Winds, Lambley Bank

Granted with conditions

5 *Plan Number*

14/0788 Land to rear No 55-61 Scotby Road, Scotby(Outline)

Granted with conditions

6 *Plan Number*

14/0864 Ringford, Sandy Lane, Great Corby

Granted with conditions

7 *Plan Number*

14/0913 Clints Cottage, The Clints, Great Corby

Granted with conditions

8 *Plan Number*

14/0991 19 Jennet Croft, Wetheral

Granted with conditions

9 *Plan Number*

14/1006 Land to rear of Lime House, Wetheral

Granted

10 *Plan Number*

14/1044 Greenacres, Allenwood, Heads Nook

Granted with conditions

11 *Plan Number*

14/1047 Stable Cottage, Eden Brows, Armathwaite

Granted with conditions

12 *Plan Number*

14/1070 Henry Lonsdale House, Rosehill, Scotby

Granted with conditions

13 *Plan Number*

14/1074 19 Faustin Hill, Wetheral

Granted with conditions

14 *Plan Number*

14/1086 Carrock View, 8 Sandy Lane, Broadwath, Heads Nook

Granted with conditions

15 *Plan Number*

15/0039 Quentin Close, Peter gate, Cumwhinton

Granted with conditions

16 *Plan Number*

15/0042 Land to rear of Lime House, Wetheral

Granted with conditions

PL/14/84 Planning Applications considered on 2nd March 2015

1. *Plan Number*

12/0880 Land adj. Hallmoor Court, Wetheral

Erection of 26 no. dwellings AMENDED DETAILS/FURTHER INFORMATION

Whilst members were pleased to see a reduction in the number of properties they would like to see more provision for visitor parking. Members still have concerns regarding sewerage, parking, traffic movements, lack of pavements, insufficient school places

Members still wished to OBJECT their previous comments to stand :-

CP12 Foul and surface water sewerage and sewerage treatment. *United Utilities have reported that it was felt that the waste water treatment works at Wetheral and Great Corby have reached capacity, placing a major constraint on any new development within these settlements. Although advised that this did not apply members were still concerned about this matter.*

CP15 & T1 Continued safe pedestrian access *should be ensured, for the existing residents of Hallmoor Court many of whom are elderly requiring regular visits by care workers, or the use of wheelchairs, or mobility appliances. Many visitors are required to park roadside at present due to the lack of parking provision. Increased traffic entering and leaving the new site would cause an additional hazard, especially during the construction period. There is no footpath adjacent to the roadway.*

CP6 Residential Amenity *it was felt that the residential amenity of the existing residents of Hallmoor Court and of Wetheral Village as a whole would be affected by the increase in traffic due to the over development of the site. Members felt that the proposed site was overdeveloped, properties too close together, overlooking existing properties. Three storey houses were not in keeping to the village and unsympathetic to village life. Some new build are only 8 – 10 metres from the existing apartments, contrary to planning regulations.*

Members felt highway issues were a major concern exiting the site onto the busy B6263 through the village, situated on a bend where the road narrows in both directions, to the left over a railway bridge, and to the right, where there is a busy junction with a bend in the road. For pedestrians the narrow pavement makes walking to the centre of the village (For access to the doctors, café, Post Office, church, railway station, bus stop, village green, playing fields riverbank etc..) difficult entailing crossing the road several times, which is particularly difficult for those immobile, or with pushchairs and young children, or wheelchair users

Members have grave concerns regarding sewerage, parking, traffic movements, lack of pavements, insufficient school places

Should the development go ahead Council would like assurances that all construction traffic would be within the site, with access via a field gate. Members would like to see a progressive development over a period of time. A 106 agreement for affordable housing should be imposed, or a contracted sum (in lieu)

2. *Plan Number*

15/0018 Land adj Castellane House, Sandy Lane, Great Corby

Erection of 1no. dwelling (Revised Application)

No observations

3. *Plan Number*

15/0089 O.S. Field No 8544, Nancy Croft, Aglionby

Erection of 1no. dwelling (Revised Application)

No observations

4. *Plan Number*

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

Erection of 3no. detached dwellings

No observations

5. *Plan Number*

15/0101 Land Adj Westwinds, Lambley Bank, Scotby

Erection of 1no. detached dwelling with detached garage

No observations

6. *Plan Number*

14/1091 Land to rear of 39-55 Scotby Road, Scotby

Erection of 14no. dwellings and physical alterations to number 61 Scotby Road (Outline)

AMENDED DETAILS/FURTHER INFORMATION

Whilst members were pleased to see the provision of affordable housing within the proposed development they still wished to object to the application

Objection

Members have concerns regarding the narrow access track, with the increased number of housing, there will be more traffic throughout the development within the site, plus increased traffic entering and exiting the site. Members feel there should be footpaths throughout the development, with a wider road, to allow safer access for residents and children walking to the village/school from the development. Members would like to see more provision for “off road parking” for both residents and visitors to the development.

Clerk asked members to consider the following applications, comments to be submitted following the Full Council Meeting on 11th March 2015:-

7. *Plan Number*

15/0028 SkeltonHouse,Wetheral,

AMENDED DETAILS/FURTHER INFORMATION

8. *Plan Number*

15/0061 Longland Cottage,Wetheral,

AMENDED DETAILS/FURTHER INFORMATION

9. *Plan Number*

15/0150 Land adj. Whoof House, Aglionby,

Variation of Condition 2 (Approved Documents) of previously approved App 13/0619

PL/14/85 Tree Applications

i) **15/0003 TPO Avalon, Ghyll Road, Scotby**

Horse chestnut (TPO 54, T26) – Remove three lower branches and crown thin to improve trees shape, reduce risk of branch failure, reduces encroachment over railway, and improve light attenuation to the garden

Trees on railway embankment within Carlisle-Settle railway line Conservation Area –
Remove
(17.2.15 Replied No Observations)

PL/14/86 STREET NAMING & NUMBERING – 15/0015/BNN Skelton House, Wetheral
15no. Apartment Block – Proposed Name 1 – 15 Skelton Court, Wetheral, Carlisle
No comments

PL/14/87 Correspondence –

- i) **J Sharp** – Copy of reply to previous correspondence
- ii) “ - Copy Letter sent to Planning Dept 7.2.15
- iii) **Community Infrastructure Levy** – An Overview
- iv) **North Associates** – Reply Received
- v) **CALC** – Affordable Rural Housing: A practical Guide for Parish Councils
- vi) **Black Lonning Heads Nook** – Application for Public Right of Way by residents
- vii) **Copy letter sent to Carlisle CC D Stephenson & M McGrath re 17/0028 (emailed 17&18.2.15)**
- viii) **Local Plan** – Electronic Copy emailed to all 23.2.15
- ix) **Save Wetheral Group** – Copy letter sent to Planning Officer re App 15/0028
- x) **S. Griffiths** – Comments to App. 15/0097

PL/14/88 Date of next Meeting – 30th March 2015

CHAIRMAN

DATED: