

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE**  
**MINUTES OF THE MEETING HELD on Monday 2<sup>nd</sup> November 2015**  
**7.30pm at Wetheral Community Centre**

**PRESENT:** Cllr M. Higginbotham (Chairman)  
Cllr Higgs   Cllr Round   Cllr Strickland   Cllr Earp

Also present residents Mr & Mrs Thomas of Cumwhinton. (part)

**PL/15/26 Apologies for Absence:-** Cllr Poole, Cllr Dodd

**PL/15/27 Declarations of Interest** - Cllr Earp declared an interest as a member of Carlisle City Council Development Control Committee.

**PL/15/28 Public Participation** - local residents advised members of their concerns regarding the proposed development in Cumwhinton. Village residents are concerned re- the increased traffic to the already busy access road through the village, especially at peak times. The planned children's play area and school playing fields meant that young children will be crossing this road regularly. The small country road is not a suitable place for extra traffic which will be created by this development. Parking places are already limited and insufficient. Local residents also have concerns that the land may still be unstable, in view of the past mining in the area, if further development goes ahead will this affect the stability of the land especially the water courses.

**PL15/29 Minutes** – of the meeting held on 5th October 2015 were signed as a correct record

**PL/15/30 Planning Decisions** reported between 29th September and 27<sup>th</sup> October 2015

1 *Plan Number*

**15/0782                      Fernbank, Allenwood, Heads Nook**

Granted with conditions

2 *Plan Number*

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

Granted with conditions

3 *Plan Number*

**15/0819                      Acorn Bank, Wetheral**

Granted with conditions

4 *Plan Number*

**15/0851                      Oak Bank, Waterside Road, Wetheral**

Granted with conditions

**PL/15/31 Planning Applications** considered on 2<sup>nd</sup> November 2015

1. *Plan Number*

**15/0886                      Land west of Steele's Bank, Wetheral (Outline)**

Erection of up to 50 no. dwellings with associated amenity space, hard standing and ancillary works (outline)

**Objection**

- Members wish to object to the application. The application is not in line with the local plan which advises 40 homes, not the 50 proposed. Government guidelines of 33 per ha and the Carlisle & District Development Plan seeks an indicative yield of 40 properties. With a site of 1½ ha no more than 45 properties should be allowed. With the proposed surface water pond this reduces the amount of available land, hence the number of properties should be reduced also.
- Members feel this is overdevelopment of the site, with significant increase in extra vehicles this will create along this busy country road especially at peak times.
- Members still have concerns re the drainage of surface water and foul water capacity.
- Members would prefer not to see the attenuation pond which they feel may be a danger to young children.
- The Council requests that the bungalows indicated on the application be located along the boundary with the cemetery and the existing residential dwellings, ensuring privacy for both residents backing on to the new development and those people visiting the cemetery.

2 *Plan Number*

**15/0920 Skelton Court (formerly Skelton House) Wetheral**

Additional 2no. flats with associated external works to building & grounds (including revised landscaping and parking layout) (Part Retrospective)

**Objection**

**Members feel they must strongly object to this application on the following grounds:-**

- i) **Overdevelopment of the site**
- ii) **Overlooking of neighbouring properties.** The lowering of the roof ridge of the east and north aspect has resulted in increased overlooking of the immediate neighbours, resulting in gross intrusion with regard to the Acorn Bank premises. Contrary to Policy CP 5 of the Carlisle & District Local Plan.
- iii) **Parking provision** There has been insufficient provision for increased parking within the site to account for the 2 additional apartments, or the extra traffic which will be entering and exiting the site and along this busy country road especially at peak times

**Wetheral Parish Council would strongly appreciate if a site visit could be arranged to enable the recently appointed new members of the Development Committee the opportunity to view this development and to all members to have first hand experience of the intrusive overlooking of the neighbouring properties, especially Acorn Bank.**

3 *Plan Number*

**15/0931 Land to rear of Thornedge, Station Road, Cumwhinton**

Variation of condition 2 (Approved documents) of previously approved application 14/0816

**No observations**

4 *Plan Number*

**15/0943 Land between Wetheral Methodist Church and Redcroft, Wetheral (Outline/Revised Application) Residential Development**

Comments – Members felt there was insufficient information available to comment. They wish to see an access road to the proposed properties, which would allow only one entrance & exit to the site, onto the busy through road in the village.

5. *Plan Number*

**15/0948 Land adj Fallowfield, Plains Rd, Wetheral**

Variation of condition 1 of reserved matters approval 13/0490 in pursuant with outline planning permission 13/0546

**No observations**

6. *Plan Number*  
**15/0949 Edenwood Lodge, The Green, Wetheral**

Erection of storage to side elevation

**No observations**

7. *Plan Number*  
**15/0953 Carleton Hill Fishery, Cocklakes, Cumwhinton**

Erection of shop, workshop and store with living accommodation.

**Comments**

Whilst just outside our parish boundary my Council has no objections to the proposal and would be pleased to see the improvements to this site as per the plans submitted.

8. *Plan Number*  
**15/0961 Ringford, Great Corby**

Alterations & extensions to create first floor accommodation including 4no. bedrooms & 2no.bathrooms together with extension to ground floor to provide lounge & internal alterations;  
Erection of detached garage/log store (Revised application)

**Comments**

My Council has no objection to this proposal and is pleased to see the new design submitted, compared to the previous plans, which they feel is more in line with the keeping of the village.

9. *Plan Number*  
**15/0988 O.S. Field No 8544, Nancy Croft, Aglionby**

Erection of 2no.dwellings (revised application)

**No observations**

10. *Plan Number*  
**15/0996 Wetheral Village Community Hall, Wetheral**

Display of 1no.internally illuminated free standing sign

**No observations**

**PL/15/32 Tree Applications -**

**15/0046 S211 Woodside, Great Corby** (Emailed all 8/10/15)

No Objections - Clerk replied 14.10.15

Fell conifer in rear garden

**15/0049 S211 Oak House, Sandy Lane, Great Corby** (Emailed all 15/10/15)

Prune beech and two birch trees

**No observations**

**15/0052 S211 Howard Cottage, Waterside Road, Wetheral** (Emailed 27/10/15)

Reduce back trees overhang from above the house and road

**No observations**

**New Applications received 2/11/15 , members to advise Clerk within the next 10 days :-**

**15/0055 S211 Grayling Hill, Great Corby**

Remove lower limb and crown reduce a cherry

**15/0056 S211 Moorhouse Hall Estate, Warwick on Eden**

Tree MORH 022 – Crown lift to 8m

Tree MORH 023 – Crown reduce

Tree MORH 024 – Crown lift to 5m

Tree MORH 025 – Crown lift to 5m  
Tree MORH 030 - Fell  
Tree MORH 032 – Crown reduce

## **PL/15/33 Consultations**

### **1. Plan Number**

#### **15/0918 Land to east of Cumwhinton Drive, Carlisle (Adjoining Parish)**

Erection of 189 no. dwellings with associated infrastructure and landscape.

#### **Observations**

Whilst not in Wetheral Parish, members have concerns regarding the increased traffic any development in this area would have entering & exiting the village of Cumwhinton, plus the increased pressure on the local primary schools in Cumwhinton and Scotby.

### **2. Plan Number**

#### **Signet Planning on behalf of Story Homes (emailed all 15.10.15)**

#### **Land off Petergate, Cumwhinton, Carlisle**

Proposed development plans for the site were viewed at a consultation at Cumwhinton School 22.10.15 at 4.15pm – 7.00pm.

#### **Observations**

Whilst members welcome the off road parking for staff members at the school, members have major concerns over the following issues:-

- i) Any increase in traffic on the already busy local school road at Petergate, especially at peak times.
- ii) Subsidence which may be caused by old mine workings in the area
- iii) Surface water and drainage, already a concern in the area.

## **PL/15/34 Correspondence –**

- i) **D. Forrester** – Comments to Application 15/0886 (Emailed all 7.10.15)
- ii) **C Bennett** – **Tree App 15/0044 S211** – Council comments noted
- iii) **Carlisle Local Plan** – Emailed to all 15.10.15
- iv) **C Baker** – Warwick Green, Warwick on Eden (Emailed all 7/10/15)
- v) **E Clark** – Skelton Court Development (emailed all 27/10/15)

#### **New correspondence received 2/11/15:-**

Clerk advised of the following Tree Preservation orders received :-

- i) **Copper Beech Cottage, Scotby TPO No. 276**
- ii) **Lime House Gardens, Wetheral TPO No. 277**

## **PL/15/35 Public Meetings held - Chairman updated members on:-**

- i) Meeting with Save Wetheral Group 27.10.15
- ii) Public Meeting with officers from Development Control Carlisle City Council 29.10.15  
Clerk had prepared a written report to be mailed to all members.

## **PL/15/36 Date for next Meeting – 30<sup>th</sup> November 2015**

**CHAIRMAN**

**DATED:**