

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 12th January 2015
7.30pm at Wetheral Community Centre

PRESENT: Cllr M. Higginbotham (Chair)
Cllr Earp, Cllr Higgs, Cllr Dodds Cllr Rose

PL/14/69 Apologies for Absence:- Cllr Poole

PL/14/70 Declarations of Interest - Cllr Earp declared an interest as a member of Carlisle City Council

Public Participation -None Present.

PL14/71 Minutes – of the meeting held 4th November 2014 were signed as a correct record.

PL14/72 Planning Decisions reported between 25th November 2014 and 5th January 2015

1 *Plan Number*

14/0316 Land between Wetheral Methodist Church & Redcroft, Wetheral

Granted subject to Legal Agreement

2 *Plan Number*

14/0714 H&H Borderway Mart, Montgomery Way, Rosehill Ind Estate

Erection of 1No.wind turbine

Withdrawn by Applicant

3 *Plan Number*

14/0740 Land between Lambley Bank House & White House, Scotby

Granted with conditions

4 *Plan Number*

14/0816 Land to the rear of Thornedge, Cumwhinton

Notice of Deferment

5 *Plan Number*

14/0864 Ringford, Sandy Lane, Great Corby

Notice of deferment

6 *Plan Number*

14/0898 Land adj.EdenBrae, Wetheral Pasture

Granted with conditions 09/12/14

7 *Plan Number*

14/0903 L/A Lonning Garth, Lambley Bank, Scotby

Granted with conditions 11/12/14

8 *Plan Number*

14/0915 Anvil Court, Eden Brows, Armathwaite

Variation of condition 2(App Docs) of previously App permission 13/0995

Granted

9 *Plan Number*

14/0967 Land at The Stripes, Cumwhinton

Erection of 1no. dwelling

Granted with conditions

10 *Plan Number*

14/0998 O.S. Field No. 8544 Nancy Croft, Aglionby

Erection of 2 no. dwellings

Granted with conditions

11 *Plan Number*

14/1018 12 Faustin Hill, Wetheral

Granted with conditions

PL/14/73 Planning Applications to be considered on 12 January 2015

1. *Plan Number*

14/0898 Land adj Eden Brae, Wetheral Pasture (GRANTED 9/12/14)

Erection of 1no. dwelling

No observations

2. *Plan Number*

14/0913 Clints Cottage, Clints Road, Great Corby

Conversion of existing garage/workshop building to provide additional living area on ground floor with sleeping deck and shower room above.

No observations

3. *Plan Number*

14/1034 23 Broadwath Holdings, Heads Nook, Brampton

Erection of single storey extension to provide extended living and dining room

No observations

4. *Plan Number*

14/1044 Greenacres, Allenwood, Heads Nook, Brampton

Certificate of existing lawful use of site for steel fabrication

No observations

5. *Plan Number*

14/1047 Stable Cottage, Eden Brows, Armathwaite

Variation of condition 2 (Approved Docs) of previously approved App 13/0561

N observations

6. *Plan Number*

14/1070 Henry Lonsdale House, Rosehill, Aglionby

Erection of Biomass boiler house and associated infrastructure.

No observations

7. *Plan Number*

14/1074 19 Faustin Hill, Wetheral

Erection of single storey side extension to provide garage including chimney

No observations

8. *Plan Number*

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

Variation of condition 2 (Approved Documents) of previously approved application 12/0805

No observations

9. *Plan Number*

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

Erection of 14no. dwellings (Outline)

Objection. – Members wished to advise that the application may be incorrectly completed, the site is probably within 20 metres of a water course.

Members have concerns regarding the number of vehicles which will be entering and exiting the site, along the narrow access road. Members wished to see a wider access road to accommodate service vehicles, plus extra provision for visitor parking within the site. Members still have concerns regarding visibility splays for traffic exiting the site onto Scotby Road, and would like to see wider splays to improve access.

PL/14/74 Tree Applications

i) **14/0072 S211 20 The Beeches, Great Corby**

Works to reduce small canopy of large weeping willow; crown lift lower branches of small birch; and felling of small ash.

No observations

ii) **14/0074 S211 Rockwood, Plains Road, Wetheral**

Various works to trees on site including crown reductions to beech trees and removal of overhanging branches; and reduction in height of conifers

No observations

iii) **14/0076 s211 The Green, Wetheral**

Crown thin beech tree (15%) to reduce weight and sail effect as tree leaning over the road and property to the north.-

No observations

PL/14/75 Site Meeting – 14.1.15 Ringford, Sandy Lane, Great Corby at

10.15a.m. – Cllr Dodds agreed to attend with Ass. Clerk.

PL/14/76 Neighbourhood Planning

Cllr Higgs reported on a meeting held with the “Save Wetheral Village Group” on Thursday 18th December 2014, who had approached him as they wished to consider the possibility of formulating a Neighbourhood Plan for Wetheral. “Save Wetheral Village Group” are keen to explore the possibility of a Neighborhood plan for Wetheral village, a prerequisite is that the Parish Council agrees and is prepared to share the development of such a plan if this is the agreed mechanism. Members discussed the need for a Plan for the whole of the Parish or the preferred option or an individual plan for each village. Following a discussion with the Rural Dev Officer, Cllr Higgs had been advised that there were various options which could be considered:- Neighbourhood Plan, Community Plan, Village Design Statement, Conservation Area Management Plan, or the existing new Local Plan now nearing completion.

Cllr Higgs advised a second meeting was planned at 7.00pm.on the 27th January 2015 with the Rural Dev. Officer and the SWG, anyone wishing to attend was able to. Members requested the Clerk recommend asking the Full Council to invite the Rural Dev Officer to give a talk to all Councillors at their meeting, or a convenient date in the future.

Members requested Clerk copy the leaflet “Keeping it Simple” for all members to be mailed out with Council Minutes. Cllr Higgs to obtain 5 copies of the Full Document for each of the Planning Comm. Members, although this document was available online should anyone wish to read it there. Cllr Higgs advised that funding was available for production of a Neighbourhood Plan. Training will be required for members and staff.

A referendum would be required once the plan was formulated, it was suggested this be held in conjunction with the local elections in 2016.

PL/14/77 Correspondence –

i) **Planning Appeal 14/0360** Land adj Greenacre, Warwick Bridge

Ref: APP/E0915/A/2229064 Start Date 1/12/14 - **Noted**

ii) **Story Update on Development plans in Cumbria - Noted**

iii) **J Sharp** – Letter re application 13/0792 adj The Whins, Heads Nook.- Members discussed this item, Clerk to reply acknowledging receipt.

iv) **North Associates – Proposed New Housing Development Moorside Drive/ Valley Drive** – Clerk to copy and forward to all members for discussion at Full Council Meeting.

PL/14/78 Date of next Meeting – 2nd February 2015

CHAIRMAN

DATED: