

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 27th April 2015
7.30pm at Wetheral Community Centre

PRESENT: Cllr M. Higginbotham (Chair)
Cllr Dodd Cllr Higgs Cllr Bainbridge

PL/14/99 Apologies for Absence:- Cllr Rose, Cllr Poole, Cllr Earp

PL/14/100 Declarations of Interest - Cllr Higginbotham declared an interest in item 6 (viii) 15/0332 as he is known to the applicant.

Public Participation - None present

PL14/101 Minutes – of the meeting held between 23rd March and 21st April 2015 were signed as a correct record

1 *Plan Number*

15/0061 Longlands Cottage, Wetheral

Granted with conditions

2 *Plan Number*

15/0101 Land adj to Westwinds, Lambley Bank, Scotby

Granted with conditions

3 *Plan Number*

15/0150 Land adj Woof Ho., Aglionby (Variation of Condition 2)

Granted with conditions

PL14/102 Planning Applications to be considered on 27th April 2015

1. *Plan Number*

12/0880 Land adj. Hallmoor Court, Wetheral

Erection of 28no. dwellings AMENDED DETAILS/FURTHER INFORMATION

Objection

Whilst members were pleased to see that the 3rd storey had been removed from the proposed plans they still wished their previous comments to stand :-

Members 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.

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 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*

15/0079 Meridale, Waterside Road, Wetheral

Erection of two storey side extension to provide 1no. en-suite bedroom on ground floor with lounge and terrace above

No observations

3. *Plan Number*

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

Change of use from live/work unit to 1no. 4 bedroom dwelling. Erection of detached garage

No observations

4. *Plan Number*

15/0299 Lonning Garth, Lambley Bank, Scotby

Variation of condition 2 (Approved Documents) of previously app. App 14/0903

No observations

5. *Plan Number*

15/0311 2 Near Park, Scotby

Erection of 1no. additional garage

No observations

6. *Plan Number*

15/0323 Land to rear of Scotby Green Steading, Scotby

Variation of condition 2 (Approved Documents) of previously app. App 12/0710 for the addition of an additional planting plan for plots 1 & 18.

No observations

7. *Plan Number*

15/0340 Henry Lonsdale Home, Rosehill, Scotby

Construction of 145kW ground mounted solar panels in five rows

Observations

Whilst members have no immediate concerns regarding this application, they would have concerns should any future similar proposals for larger scale applications be submitted within the parish.

8. *Plan Number*

15/0332 Dale View, Wetheral Pasture

Erection of replacement dwelling and detached garage with annex above; change of use of field at rear to garden area (part retrospective)

No observations

PL14/103 Site Meeting – Land adj Hallmoor Court, Wetheral 29.4.15 – Cllr Higgs agreed to attend, Clerk advised she would attend if work permitted

PL14/104 Correspondence – Noted

- i) **Email:** On behalf of residents of Wetheral advising of windows & balconies on property Skelton Ho. Request to contact Planning Dept at Carlisle CC. – Clerk forwarded 9.4.15 to planning officer.
- Cllr Higgs advised that he had been notified by email that the Carlisle City Council Enforcement Officer had visited the site on the 17th April and was preparing a report.
- ii) **Email Ack. Local Plan Comments** – Fwd. by email to all 16.4.15 -

PL14/105 Date for next Meeting – 1st June 2015

CHAIRMAN

DATED: