

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 27th November 2017
At 1.00pm at the Wetheral Parish Council Office

COMMITTEE MEMBERS PRESENT: Cllr. Earp (Chairman), Cllr. Round, Cllr. Melrose-Woodman, Cllr. Evans, Cllr. D. Poole (on behalf of Cllr. Searle).

Also present: Five residents of the Parish.

PL/17/36 Apologies

Cllr. Searle

PL/17/37 Minutes of the previous meeting held on 30th October 2017

Resolved to approve the minutes of the meeting held on 30th October 2017.

PL/17/38 Declarations of Interest:

- (i) Cllr. Earp declared an interest as a member of Carlisle City Council, Development Control Committee.
- (ii) Cllr. Evans declared a personal, non-prejudicial interest in 17/0900.
- (iii) Cllr. Round declared a personal interest in 17/0939.

PL/17/39 Public Participation

- (i) **17/0969 – Land adjacent to Garth Cottage, Wetheral Pasture, CA4 8HR.**
Five residents from the local area spoke against this application.
 - a) Ms. J.Downey stated that between 1960 and 2010, only ten additional dwellings had been built in Wetheral Pasture, but in recent years five houses have been built. Ms.Downey believes this increase of 30% will overwhelm the hamlet. There are also several new estates in the surrounding area.
 - b) Mrs. M.Roberts queried why the City Council published a legal notice for this planning application. Cllr. Earp confirmed it was due to wider public interest. Mrs. Roberts raised a concern on drainage and the attenuation tank next to Garth Cottage, especially as the area is prone to flooding. There is limited public transport to the area, with infrequent buses which stop at 6pm and do not run on Sundays.
 - c) Mr J.Roberts agreed with the comments of the previous two speakers.
 - d) Mr. M. Marras said that he had made a previous application for an extension which was turned down as the roof was too high. He therefore has concerns that this development will go ahead, potentially with two-storey houses. Mr. Marras lives in a single-storey house and believes the new development will adversely affect the hamlet.
 - e) Mr. W.Herrington reiterated the comments of previous speakers and raised a concern about designated area planning.

PL/17/40 Planning Decisions reported to date:

Plan Number

- i) **17/0816 – Land south of Oakwood, The Stripes, Cumwhinton**
Granted
- ii) **17/0774 – The Picture House, Scotby Road, Scotby**
Granted
- iii) **17/0783 – Land between Wetheral Methodist Church and Redcroft, Wetheral (Plot 3)**
Granted
- iv) **17/0784 - Land between Wetheral Methodist Church and Redcroft, Wetheral (Plot 2)**

- Granted
v) **17/0802 – Land adjacent The Whins, Heads Nook**
Refused
vi) **17/0782 – Wheelbarrow Hall Farm, Holme Lane, Aglionby, CA4 8AD**
Granted

PL/17/41 Planning Applications considered:

Plan Number

- i) **1717/0953 – Croft Villa, Wetheral**
Observations – The existing garage access should be closed if the building is not to be used as a garage, leaving only a single access point. Having two access points seems unnecessary, considering the location of the building on a bend and near numerous existing access points to other houses and estates.
- ii) **17/0963 – The Flat at the stable block, Warwick Hall, Warwick on Eden**
No observations.
- iii) **17/0939 – Holme Eden Lodge, Warwick Bridge**
No observations.
- iv) **17/0969 – Land adjacent to Garth Cottage, Wetheral Pasture, CA4 8HR**
Observations – There is already a danger of overdevelopment in this area, and housing needs have been more than met by recent development in Cumwhinton. Suggest that if approved, the housing should be single storey, in keeping with nearby dwellings. Members have concerns re: drainage. The Wetheral to Cumwhinton road is one of the first to flood in heavy rain and was closed as recently as last week. Additional buildings could adversely affect this. Suggest the surface water drainage be re-routed to the Pow Maughan Beck. Suggest that any buildings are built in individualised styles rather than uniform 'estate' style, to be in keeping with existing dwellings. Hedges should be used at perimeter rather than walls, and the hedging should be of the same type as is already used in the area. A bat survey is recommended.
- v) **17/0900 – Land to the rear of Ivy House, Ghyll Road, Scotby, CA4 8BT**
Observations – Members have concerns over the colour combination and eventual appearance, as the plan has altered over time. It would be advantageous to harmonise with adjacent properties. Members wish to draw the officer's attention to the fact that the development is adjacent to a Grade II listed building in a conservation area, and that the development is now visible due to the removal of trees. Suggest that an artist's impression is produced to give a proper view of the intended final appearance.

PL/17/42 Planning Amendments to be considered on 27th November 2017

Plan Number

- i) **17/0750 – Land to rear of King George Court, Warwick Bridge**
No observations.
- ii) **17/0436 – Land adjacent to How Croft, Cumwhinton, Carlisle**

Observations – It is noted that modification of the conditions will be required due to the presence of bats.

PL/17/43 Correspondence/Any Other Business

- i) **17/0669 – Land to the south east of Durranhill Road, adjacent Barley Edge.**

The application has been deferred to allow for further response from consultee bodies.

Date of the next meeting Monday 8th January 2018 at 1.00pm.