

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 30th October 2017
At 1.00pm at the Wetheral Playing Fields Association Clubhouse

COMMITTEE MEMBERS PRESENT: Cllr Earp (Chairman), Cllr. Searle, Cllr. Round, Cllr. Melrose-Woodman, Cllr. Evans.

Also present: Nicola Allan (representing Corby Castle Estates). Frank Lowe (Magnus Homes). Two residents of the Parish.

PL/17/28 Apologies

None

PL/17/29 Minutes of the previous meeting held on 2nd October 2017

(i) Resolved to approve the minutes of the meeting held on 2nd October 2017.

PL/17/30 Declarations of Interest:

- (i) Cllr Earp declared an interest as a member of Carlisle City Council, Development Control Committee.

PL/17/31 Nicola Allan on behalf of Corby Castle Estates

- (i) Ms. Allan introduced herself as a planning consultant who has been tasked with the auditing and regularisation of the estate buildings, and obtaining the correct planning permission/listed building consent for works previously carried out. A large number of planning applications will be submitted in the coming weeks, and Ms. Allan is willing to come back and speak to members once the applications are in.
- (ii) The Estate is undertaking a programme of repairs following the floods, including replacement of the water gate and restoration of the salmon coops.
- (iii) Cllr. Melrose-Woodman raised a concern about the stonework on the arch way on watergate, which is visible from the Wetheral riverside. She said the new stonework is very stark and does not blend in. Ms. Allan assured members that the stone has been carefully sourced and will weather. The Conservation Officer has been out to view it.
- (iv) Cllr. Earp asked if the buildings would be replaced/amended like-for-like. Ms. Allan stated that there would be a lot of retrospective alterations.
- (v) A member of the Parish asked if any of the plans would be for buildings outside of the estate walls, and said there are some derelict buildings adjacent to the village hall which give cause for concern. Ms. Allan said she will check and feed back regarding this.
- (vi) Cllr. Melrose Woodman mentioned a problem on the river road near Bowling Green Lodge where the bank was washed into the river by flooding. Future flooding may cause damage to the road and make it impossible for the residents to access their drive. Highways have previously said that the verge belongs to the Estate. Ms. Allan said she will look into this.

PL/17/32 Frank Lowe, Magnus Homes

- (i) Mr. Lowe addressed the members regarding his proposed extension to the Thornedge estate in Cumwhinton, which was originally for 4 detached three-bedroom bungalows. The Planning Officer says that the extension contravenes policy HO2. Mr. Lowe offered amendments of building two affordable housing units, and re-designing the build to 2 x two-bedroom semi-detached bungalows.

- (ii) Mr. Lowe maintains there will be little change in the visibility and views of the surrounding area as a result of the build. He said that there is a need for bungalows due to the ageing population and that all eight of the completed bungalows have been sold. A planning consultant has stated that the Story homes site at Cumwhinton shows inconsistency in the application of the City Council's planning policy, as 22 homes have been approved, none of which are single-storey.
- (iii) Mr. Lowe confirmed there were no objections to the planning application during the consultation period.
- (iv) Cllr. Round spoke in support of the Thornedge extension, saying there is a desire for more bungalows in Cumwhinton. He said it appears that the site will become very inconspicuous over time, due to landscaping.
- (v) Cllr. Earp asked if there will still be a path leading to the village shop, which Mr. Lowe confirmed.

PL/17/33 Planning Decisions reported to date:

Plan Number

- i) **17/0748 – 18 Goosegarth, Wetheral**
Approved.
- ii) **17/0796 – Treetops, Plains Road, Wetheral**
Approved.

PL/17/34 Planning Applications considered:

Plan Number

- i) **17/0834 – The Grange, Broomfallen Road, Scotby**
Resolved – No observations.
- ii) **17/0835 – The Grange, Broomfallen Road, Scotby**
Resolved – No observations.
- iii) **17/0750 – Land to the rear of King George Court, Warwick Bridge**
Resolved – Objection. Since the area is already in use, the committee considers this application to be retrospective. Members are concerned about run-off and increased flood risk. If hardcore is used it could cause drain blockage. The beck runs across this area and down to the mill which is being renovated, and this could cause damage to the mill. The application contains insufficient information about the length of use of the area, parking provision, turning, and run-off. Suggest that the area must be free-drained so it does not affect the roadway, and that a deadline is put in place so the holding area must be removed when the last building is completed.
- iv) **17/0857 – Pennine View, Sandy Lane, Broadwath, Heads Nook**
Resolved – No observations.
- v) **17/0875 – Parklands, Plains Road, Wetheral**
Resolved – No observations.
- vi) **17/0888 – Wellholme Lea, Scotby Village**
Resolved – No observations.
- vii) **17/0896 – Land south of the A69, Scotby, CA4 8BJ**

Resolved – Objection. Members are concerned that there is only one access point onto Scotby Road, near an already busy and hazardous junction on the dual carriageway A69 Euroroute. There are also concerns regarding access for emergency vehicles due to this. Refuse and emergency vehicles will find it difficult to turn around in some of the cul-de-sacs as there are no hammerheads on the plan.

- viii) **17/0900 – Land to the rear of Ivy House, Ghyll Road, Scotby**
Resolved – No observations.

8. Tree applications

Plan Number

- i) **17/0028/TPO – Killoran, The Green, Wetheral**
Resolved – No observations.

PL/17/35 Correspondence

- i) Sinclair Graham from Holy Trinity church. Occupants of a property adjoining the churchyard are concerned about an oak tree growing close to their boundary wall. The PCC has no objection to the tree being felled. Mr. Graham wants to know if the Parish Council objects.

Resolved – The Parish Council objects as there are no grounds for the tree to be felled, and the Council believes it would be detrimental to do so. A report from the Tree Officer in 2016 gave permission for one oak tree to be felled, but not this second one.

Date of the next meeting Monday 27th November 2017 at 1.00pm.