

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 31st July 2017
At 1.00pm at the Wetheral Village Community Hall**

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

ALSO PRESENT: Cllr Bainbridge

PL/17/12 Apologies

None.

PL/17/13 Declarations of Interest:

- (i) Cllr Earp declared an interest as a member of Carlisle City Council, Development Control Committee.
- (ii) Cllr Bainbridge declared an interest as an adjacent landowner to How Croft (17/0436).
- (iii) Cllrs Earp, Round, Melrose-Woodman and Searle declared a personal, non-prejudicial interest, as the applicant is a previous Parish Councillor (17/0633).
- (iv) All members present declared a personal, non-prejudicial interest in an application made by the Parish Council (17/0583).

PL/17/14 Planning Decisions reported to date:

Plan Number

17/00343 The Poplars, Great Corby

Granted

17/0462 Ravenwood, Lambley Bank, Scotby

Granted

PL/17/15 Planning Applications considered:

Plan Number

17/0585 The Manor House, Heads Nook, Brampton

Partial demolition, conversion of former stores building to form new double garage and demolition of garage and erection of one dwelling.

Resolved – Observations. Members had concerns regarding the visibility splays onto the adjacent road.

17/0617 Land to the rear of Broomfallen Road, Scotby.

Erection of three dwellings.

Resolved – Observations. Members were concerned about access due to the narrow entrance road, and related problems from vehicles passing and reversing onto Broomfallen Road. Care should also be taken due to the gradient of the site and the current poor drainage.

17/0436 Land adj to How Croft, Cumwhinton

Amendment to visibility splay and placement of speed limit signs.

Resolved – Observations. Members still have concerns regarding access, visibility, distance from the junction, distance from the bend, and the camber of the road. There are also concerns about surface water and drainage.

17/0633 Moorhouse Hall, Warwick on Eden

Replacement of conservatory with sunroom.

Resolved – No observations

17/0583 Cricket Pavilion, Hartley Trust Playing Fields, Scotby

Demolition of existing cricket pavilion and erection of new pavilion and store, together with new car park.

Resolved - No observations

17/0650 Land adjacent 12 The Whins, Heads Nook

Erection of one dwelling.

Resolved – Observations. Members had concerns regarding suitable access and space for vehicles, particularly refuse vehicles, to turn around. They suggest a turning circle within the curtilage. Members would prefer that the new dwelling is in keeping with the height of existing houses. Members prefer that the construction hours are within normal working limits, and that the development vehicles are kept within the curtilage to avoid congestion.

17/00511 Former Wellspring Christian School, Cotehill

Demolition of former Wellspring Church of England school and erection of dwellings to include associated amenity space, access and parking areas.

Resolved – Observations. Members request that, if possible, the existing sandstone building is retained and perhaps converted into one or two apartments. They prefer that the new dwellings are low cost and semi-detached or terraced, single storey and with smaller gardens for older people. Suggest that an arrangement might be made with the owner of the Old School House to have a single access point.

PL/17/16 Tree applications:

Plan Number

17/0018/TPO Bay Tree House, Plains Road, Wetheral

Resolved – Objection. Reference made in correspondence of October 2016 from Charles Bennett, District Council Tree Officer relating to the removal of the sycamore trees.

Date of the next meeting Monday 4th September at 1.00pm