

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 25 June 2018
At 1.00pm at the Wetheral Parish Council Office**

COMMITTEE MEMBERS PRESENT: Cllr Earp (chairman), Cllr Evans, Cllr Poole, Cllr Higgs, Cllr Higginbotham (for Cllr Round).

Also present: two residents of the Parish.

PL/18/09 Apologies

Cllr Round.

PL/18/10 Minutes of the previous meeting held on 22 May 2018

Resolved to approve the minutes.

PL/18/11 Declarations of Interest:

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

PL/18/12 Public Participation:

Two Parish residents spoke regarding application 18/0497 (Mount Pleasant, Heads Nook). The committee was informed that the residents' properties share a driveway with Mount Pleasant and are legally obliged, as stated in their property deeds, to maintain said driveway. This has been confirmed by a solicitor. The driveway is currently being obstructed by the applicant by means of a gate, preventing the necessary maintenance being carried out. The residents expressed concern that emergency vehicles would be unable to access the properties.

The residents stated that they object to the application on grounds of access. The driveway exits onto a dark, narrow road with no clear line of sight in either direction, and on one side there is the brow of a hill which renders the road almost blind and results in the exit being obscured. It was noted that a roadside mirror has been broken three times by passing vehicles, due to the narrowness of the road, and that the road is never gritted in winter. On these grounds, the residents believe it is inadvisable and unsafe to encourage increased traffic to the property, either vehicular or equestrian.

It was also stated that the applicant has many more stables than horses, and that there are therefore concerns about the potential scale of the business that could be developed at the property.

Cllr Higginbotham asked if the residents objected to the applicant using his property for private equestrian purposes. The residents confirmed that they do not.

Cllr Evans asked if the gate has actually been placed over the driveway. The residents confirmed that it has, and that the applicant has refused to remove it, though he is not the owner of the land.

Cllr Higginbotham informed the residents about the City Council's Development Control Committee, and Cllr Earp advised that they can nominate another person to speak on their behalf if they so wish.

PL/18/13 Planning Decisions reported to date:

Plan Number

- i) **18/0222 – Brackenbank Farm, Wetheral**
Refused
- ii) **18/0335 – Gill Head, Scotby**

Granted

iii) 18/0316 – Land west of Steeles Bank, Wetheral

Granted

iv) 18/0343 – Ireby Gate, Lambley Bank, Scotby

Granted

v) 17/0969 – Land adjacent to Garth Cottage, Wetheral Pasture

Granted, subject to legal agreement.

PL/18/14 Planning Applications considered:

Plan Number

i) 18/0497 – Mount Pleasant, Heads Nook, Brampton

Objection - It is not clear from the application whether clients would be bringing their own horses to the site, and therefore substantially increasing the traffic on the driveway, which would include horse boxes and trailers. The committee wishes to draw attention to the fact that application 17/1108 was made only a few months ago, with a condition stating that the premises were not to be for commercial use. It is inappropriate to remove this condition in such a short time and with no indication as to the intended scale of the business. The previous application was granted in good faith on the balance of information provided at the time. The access is inadequate for increased vehicular and equine traffic. Although the Parish Council supports the development of local businesses in appropriate locations, in this instance the committee can see no evidence to support the removal of condition 3, 17/1108. It should be noted that a member of the planning committee has visited the site.

ii) 18/0506 – Land to the rear of 46 Broomfallen Road, Scotby

Observations – The committee noted that it is pleasing to see bungalows being planned, as this meets the needs of the local community and reduces overlook for existing residents. However, there are concerns regarding the access onto Broomfallen Road. The road is already narrow and access for emergency and refuse vehicles would be difficult. There is no room for vehicles to pass and this could result in vehicles reversing onto Broomfallen Road. The committee's previous objections (application 13/0950) still stand.

iii) 18/0543 – The Mill Race, Wragmire House, Cotehill

No observations.

PL/18/15 Planning Amendments to be considered:

Plan Number

i) 18/0337 - Land at the south of Croft Villa, Wetheral

Observations – It is not clear from the documents how the drainage basin will be made secure. If it is to be open, there are concerns from a safety and maintenance point of view. The committee's original objection to the application still stands.

PL/18/16 Tree Preservation Orders

Plan Number

i) TPO 294 – Durranhill Road, Carlisle

ii) TPO 291 Garth Cottage, Wetheral Pastures

PL/18/17 Correspondence/Any Other Business

i) Old Village Hall, Wetheral

The Assistant Clerk will write to the owners on behalf of the Parish Council, expressing concerns about health and safety and also the overall appearance of the building, inviting their cooperation to improve it.

ii) SUDS/drainage

Cllr Earp informed the committee that a representative from the County Council is willing to attend a meeting to discuss SUDS solutions with the Parish Council. It was agreed that this could be useful. Cllr Earp to arrange.

Date of the next meeting 30th July 2018, 1pm.