

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 5th March 2018
At 1.00pm at the Wetheral Parish Council Office

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

Also present: Mr. Frank Lowe (Magnus Homes).

PL/17/61 Apologies

None.

PL/17/62 Minutes of the previous meeting held on 5th February 2018

Resolved to approve the minutes.

PL/17/63 Declarations of Interest:

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

PL/17/64 Public Participation:

- i) Mr. Frank Lowe, from Magnus Homes, spoke regarding the TPO adjacent to Garth Cottage, Wetheral - TPO291. Mr. Lowe has outline planning permission for five houses. There are four oak trees currently on the site, on which the City Council has placed a TPO. Mr. Lowe has appealed against this, with the hearing being deferred until April. He stated that T1 is in a poor condition and has been found by an arborist to suffer from bottle-butt, which weakens the tree and makes it hollow. Mr. Lowe said that the tree should be felled immediately, as it is next to a road and now has become a potential liability for the current landowner. Mr. Lowe also said that T4 is in poor condition with uneven growth and is affecting the growth of T3. He proposes that this tree be felled and a new one replanted.
Mr. Lowe informed the committee that, as part of his development, he would be planting 31 additional trees on the site, as well as a 250-tree copse. The arborist believes the existing four oak trees have only about 20 years' growth left, and that it would be better to bring younger trees through.
Cllr. Earp pointed out an error in the arborist's report. In one place it states that T4 should be retained, and in another that it need to be felled. Mr. Lowe confirmed he would have this reviewed.
Cllr. Evans asked what species of trees would be planted on the site. Mr. Lowe confirmed this would be native trees, mainly oaks. He said it will include a number of more mature, four-year-old trees, which he has already sourced.
- ii) Mr. Lowe also updated the committee which regard to his development at Thornedged, Cumwhinton -17/1104. He said that, following discussions with the development officer and a slight reorientation of the bungalows, the planning officer is advising approval.

PL/17/65 Planning Decisions reported to date:

Plan Number

- i) **17/1017 – Land adjacent The Whins, Heads Nook**
Granted
- ii) **17/1104 – Land north of Thornedged, Station Road, Cumwhinton**
Refused
- iii) **17/0907 – Land west of Steele's Bank, Wetheral**

- iv) Granted (subject to legal agreement)
17/0906 – Land west of Steele’s Bank, Wetheral
Granted (subject to legal agreement)
- v) **17/0905 – Land west of Steele’s Bank, Wetheral**
Granted subject to legal agreement

PL/17/66 Planning Applications considered:

Plan Number

- i) **18/0138 – The Mill Race, Wragmire House, Cotehill**
No observations.
- ii) **18/0147 – Land adjacent Orchard House, Broomfallen Road, Scotby**
No observations.
- iii) **18/0159 – Over Eden, Warwick on Eden, Carlisle**
Observation – The committee has no objection to the build, provided that the new building is in keeping with the existing one as regards walls, roof tiles etc.

PL/17/67 Tree Preservation Orders

Plan Number

- i) **18/0004/S211 – Brundene, Plains Road, Wetheral**
Observation – The committee has no objection to the tree being felled, as it is rotten and covered in ivy. However, the committee believes the tree should be replaced by a new one.
- ii) **18/0005/TPO – 3 Lime House Gardens, Wetheral**
Objection – The committee believes that removing certain lower branches would be sufficient to solve the problem of light restriction, and that to remove the tree is unnecessary.
- iii) **TPO294 – Land at Durrhill Road, Carlisle**
No observations.
- iv) **TPO291 – Land adjacent to Garth cottage, Wetheral**
Observations – Having considered the views of all interested parties, the committee recommends that T1 be removed, but that T2, T3 and T4 be retained. T1 is diseased and weakened, and as it is next to a road, it represents a danger to public safety. The committee would like to see a standard age oak tree being planted near the site of the original T1, as a replacement.

PL/1768 Planning appeals

Plan Number

- i) **17/0802 – Land adjacent 12 The Whins, Heads Nook**
The committee does not object but maintains its previously made observations regarding vehicular access and space for turning, especially for refuse vehicles. A turning circle should be located within the curtilage and the new building height should not exceed the existing dwellings.

PL/1768 Correspondence/Any Other Business

- i) **18/0015 – Cascade Steps, Corby Castle Estate, Great Corby**
The application has been withdrawn after Historic England inspected it and said it does not blend in with its surroundings. The

committee is in favour of the work being retained, as it has replaced a badly damaged and unsafe staircase, and the committee is of the opinion it will weather to blend in.

- ii) Cllr. Earp mentioned a copper beech tree in Greenacres, Wetheral, which was the subject of a TPO. The tree was felled by Carlisle City Council without any of the objectors being informed. The committee is of the opinion that the Parish Council should be informed whenever trees within the parish are going to be removed, in order to answer questions from residents.

Date of the next meeting Monday 26th March 2018 at 1pm.