

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD on Monday 30 July 2018  
At 1.30pm at Wetheral Village Hall**

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

Also present: Two residents of the Parish, Cllr Higginbotham.

**PL/18/18 Apologies**

Cllr Poole.

**PL/18/19 Minutes of the previous meeting held on 25 June 2018**

Resolved to approve the minutes.

**PL/18/20 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.
- iii) Cllr Earp declared a personal, non-prejudicial interest in applications 18/0624 and 18/0022/TPO.
- iv) All Councillors declared a personal, non-prejudicial interest in application 18/0643.

**PL/18/21 Public Participation:**

Two residents of the Parish spoke on application 18/0497. The applicant informed the committee that the intention is for small-scale dressage training only, providing an estimate of two clients per week and no large vehicles. He stated that Mount Pleasant had been a working farm for over 50 years, and that any increase in traffic caused by the change of use will be very minor compared to the large farm machinery which had previously used the access route.

A neighbouring property owner raised his concerns over the safety of the access route, and stated that he does not believe the planning application adequately addresses issues caused by the increase in traffic. He does not object to a private manege, only to the intended commercial use.

**PL/18/22 Planning Decisions reported to date:**

***Plan Number***

- i) 18/0461 – Land to the rear of Thornedge, Station Road, Cumwhinton**  
Granted
- ii) 18/0479 – Lilybank House, Wellgate, Scotby**  
Granted
- iii) 18/0478 – Lilybank House, Wellgate, Scotby**  
Granted
- iv) 18/0290 – Croftfield, Aglionby**  
Granted
- v) 18/0435 – Land adjacent Fell View, Parket Hill, Scotby**  
Granted
- vi) 18/0070 – Land adjacent Westwood, Heads Nook, Brampton**  
Granted

**PL/18/23 Planning Applications considered:**

***Plan Number***

**i) 18/0622 – Crown Hotel, Station Road, Wetheral**

No observations.

**ii) 18/0624 – Bay Tree House, Plains Road, Wetheral**

Objection – Although the committee does not object to the building work it does object to the proposed second driveway. Plains Road already has a large number of driveways exiting onto it and the committee cannot see the reason to add a second one to this property, which has ample turning space in front of the house. The committee also has concerns that the addition of the second driveway will compromise the roots of Tree 4, which is the subject of a TPO.

**iii) 18/0643 – Oakbank Lodge, 24 Scotby Road**

No observations.

**PL/18/24 Planning Amendments to be considered;**

***Plan Number***

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

Objection – The committee's original comments stand. Although the applicant states the intention is for a small-scale business, there are concerns that if the business takes off it could lead to a large number of heavy vehicles using the access route.

**ii) 18/0275 – 44 Scotby Road, Scotby**

Deferred to Full Council meeting of 8 August, as the amendment is not clear. Cllr Earp to report to Full Council.

**iii) 18/0157 – Lyndhurst, 1 Front Street, Cotehill**

Deferred to Full Council meeting of 8 August, as the amendment is not clear. Cllr Earp to report to Full Council.

**PL/18/25 Tree Preservation Orders**

***Plan Number***

**j) 18/0022/TPO – Bay Tree House, Plains Road, Wetheral**

Objection – The tree appears to be healthy and does not obviously affect the proposed extension to the building. The committee suggests deferring the decision until an arborist's report is received.

**ii) 18/0020/TPO – 15 Barley Edge, Scotby**

Objection – The tree growth could be more appropriately controlled by means of crown reduction or another less invasive method. The committee suggests that the decision is deferred until an arborist's report is received.

**PL/18/26 Correspondence/Any Other Business**

**i) 18/0397 – Wellholme Lea, Scotby Village, Scotby**

Application has been withdrawn.

**ii) Applications 18/0435 (Fell View, Scotby), 18/0337 (Land south of Croft Villa, Wetheral) and 18/0290 (Croftfield, Aglionby)** were referred to the City Council's Development Control Committee for site visits on July 17 and have since been approved.

**ii) 18/0066/SNBN – Land to the rear of 46 Broomfallen Road, Scotby**

Consultation on street naming, with a suggestion of Scotby Ridge Close. Cllr Earp said that the repetition of 'Scotby' in the address is unnecessary, and that 'Ridge Close' would be more suitable.

**iii) 18/0422 – Land to the rear of Rosegate and The Strand, Aglionby**

Application has been withdrawn.

**Date of the next meeting Tuesday 28 August 2018, 1pm.**