

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Monday 4th February 2019
At 1pm at Wetheral Village Hall

COMMITTEE MEMBERS PRESENT: Cllr Earp (Chairman), Cllr Round, Cllr Higgs, Cllr Evans.

PL/18/58 Apologies
Cllr Poole.

PL/18/59 Minutes of the previous meeting held on 4 January 2019
Resolved to approve the minutes.

PL/18/60 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 Round declared a personal, non-prejudicial interest in 19/0060.
- iv) Cllr Higgs declared a personal, non-prejudicial interest in 19/0048.

PL/18/61 Public Participation

Two residents of the Parish attended the meeting regarding 19/0060. One resident expressed concern about one of the plans, which appears to show the frontage of her cottage incorporated into the development site. Cllr Earp stated his belief that a mistake had been made on one plan, as this anomaly was not shown on any of the others. Since the meeting, this has been confirmed by the Planning Officer.

The resident also said that her solicitor had been unable to gain cooperation from the applicant on the conveyancing of the strip of land at the edge of the site, which is to be sold to the resident, and that work has commenced on site nevertheless. The resident said she does not object to the development as long as the applicant abides by the agreement.

PL/18/62 Planning Decisions reported to date:

Plan Number

i) 18/0742 – Land west of Longlands Head, The Stripes, Cocklakes

Granted

ii) 17/0995 – Land off Broomfallen Road, Scotby

Granted subject to legal agreement

iii) 18/0907 – Land to the rear of 46 Broomfallen Road, Scotby

Granted

iv) 18/1051 – Moss Gate, Great Corby

Granted

v) 18/1074 – Long Lane House, Willow Grove, Scotby

Granted

vi) 18/1086 – The Crown Hotel, Wetheral

Granted

PL/18/63 Planning Applications considered:

Plan Number

i) 19/0010 – Land adjacent to Scotby Acres, Broomfallen Road, Scotby

Objection - The committee does not consider that a reasonable case has been made for the site expansion. The committee understands that the applicant is already on a traveller encampment elsewhere.

ii) 18/1128 – Kirk Lodge, Allenwood, Heads Nook, Brampton

Objection – The proposed balcony directly overlooks the neighbouring garden. As per

section SP6 of the Local Plan, this would have an adverse effect on residential amenities of existing neighbours. The bathroom extension is out of character with the rest of the building and with the local character.

iii) 19/0016 – Ferry Cottage, Ferry Walk, Great Corby

No observations.

iv) 19/0014 – Land south of Oakwood, The Stripes, Cumwhinton

Observation – The committee has concerns regarding possible subsidence due to undermining.

v) 19/0048 – 5 Croft Park, Wetheral

No observations.

vi) 19/0060 – Land adjacent to Beech Cottage, Cumwhinton

Observations – There are continuing problems with the formation of the fence between the site and Beech Cottage. The fence should have been agreed and laid down before work began, as per the approved application. The committee believes that plan 1693.b.33 is incorrect; the land between Beech Cottage and the road belongs to Beech Cottage and is not part of the development site as suggested by this plan. The site may contribute to surface water drainage into the ditch on the village green, due to the slope of the land. This ditch already floods and does not drain efficiently.

The committee notes that the number of bungalows on the development has been reduced, and that two semi-detached houses is now planned to be situated next to Beech Cottage, resulting in loss of light to the resident.

PL/18/64 Planning Amendments considered:

Plan Number

i) 18/1053 – Mayfield, The Green, Wetheral

No observations.

PL/18/65 Tree Planning Applications considered:

Plan Number

i) 18/0065/S211 – Oak House, Sandy Lane, Great Corby

No observations.

ii) 19/0005/S211 – Castellane House, Sandy Lane, Great Corby

No observations.

PL/18/66 Correspondence:

i) 18/0144 – Ireby Gate, Lambley Bank, Scotby

Appeal to the Secretary of State.

ii) 18/1114 – Land at the south of Croft Villa

The committee would like details of the anticipated frequency of use, and assurance that if any damage is caused, it will be rectified by the applicant. It would also be appreciated if the site manager could work with the Parish Council office regarding any funerals that might occur while Ashgate Lane is being used.

iii) 18/0899 – Land to the south east of Durranhill Road, adjacent Barley Edge, Carlisle

There is a Development Control site visit on 13 February 2019

Date of the next meeting Monday, 4 March 2019, 1pm.