

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD on Monday 3<sup>rd</sup> February 2020  
At 1pm at Wetheral Village Hall**

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

Also present: Cllr Dobson (as an observer).

**PL/19/51 Apologies**

None.

**PL/19/52 Minutes of the previous meeting**

**Resolved** for the Chairman to sign the minutes of the Planning Meeting of 2<sup>nd</sup> December 2019 as a correct record.

**PL/19/53 Declarations of Interest**

Cllr Higgs declared an interest as a member of Carlisle City Council.

**PL/19/54 Planning Decisions reported to date:**

***Plan Number***

**i) 19/0767 – Washbeck Paddock, Broomfallen Road, Scotby**

Granted

**ii) 18/1068 – Land adjacent 6 Alby Terrace, Cumwhinton**

Granted

**iii) 19/0865 – Chestnut Bank, Ghyll Road, Scotby**

Granted

**iv) 19/0866 - The Shoot Rooms, Byre Hill, Corby Castle Estate, Great Corby**

Granted

**v) 19/0867 – The Shoot Rooms, Byre Hill, Corby Castle Estate, Great Corby**

Granted

**vi) 19/0854 – Byre Hill Farm, Corby Castle Estate, Great Corby**

Granted

**vii) 19/0001 SOL – Tesco, Warwick Road, Carlisle**

Prior approval not required

**viii) 19/0873 – Land adjacent to Mydom, Lambley Bank, Scotby**

Granted

**ix) 19/0883 – Kirk Lodge, Allenwood, Heads Nook, Brampton**

Refused

**x) 19/0908 – St Leonards Church, Warwick on Eden**

Granted

**xi) 19/0834 – South View Lodge, The Green, Wetheral**

Granted

**xii) 19/0765 – Land opposite Wetheral Shields Farm, Wetheral Shields, Wetheral**

Granted

**PL/19/55 Planning Applications considered:**

***Plan Number***

**i) 19/0981 – Cotehill Methodist Church, Cotehill**

No observations.

**ii) 19/0871 – Land north of Holme Meadow, Cumwhinton**

**Resolved Objection:** The committee reiterates its previous objection, and in addition requests that a site visit be made. The Parish Council considers this to be overdevelopment of the village, especially in light of the planned Garden Village which is supposed to reduce

excessive development. The developer's plans do not show other new developments already underway in the village. The build would be out into open countryside. There is already a problem with drainage in Cumwhinton which is causing flooding in a number of properties. Until this is resolved there should be no further development permitted in the village. The proposed site and surrounding land are already waterlogged and unsuitable for building.

**iii) 20/0006 – Warathwaite Head Farm, Armathwaite**

No observations.

**iv) 20/0025 – Juniper House, 4 Langley Gardens, Corby Hill**

No observations, but the committee considers that this property is within Hayton Parish, not Wetheral.

**v) 20/0010 – Croft Villa, Wetheral**

Resolved Objection – The proposed height of the boundary wall will result in inadequate visibility for cars passing and using the Mulberry Mews exit. The Parish Council is already aware of near misses with vehicles pulling out of the exit into the path of oncoming vehicles. Recommend boundary wall between points B and C to be 1.5m high.

**vi) 20/0037 – Tesco Warwick Road, Carlisle**

No observations.

**vii) 19/0493 – Land to the rear of 44 Scotby Road, Scotby**

Resolved Objection - As per the previous applications, the committee objects on the following grounds:

- a) According to Policy SP6 (Securing Good Designs) of the Local Plan 2015-2030, most notably the use of zinc roofs, which is not in keeping with surrounding buildings. The committee suggests replacing the zinc with photovoltaic tiles.
- b) House 4 is still an extension into open countryside, contrary to Policy HO 2 Criteria 1 and 3 and Policy HO 3 Criteria 1 and 3.
- c) There is no hammerhead or other turning area at the end of the cul-de-sac, which will result in any large vehicle being unable to turn around.
- d) The distance between property 4 and the entrance to the road is excessive, meaning occupants will have difficulty getting refuse bins to the collection point.
- e) The Design & Statement claims this is a brownfield site. It is not shown as such on the aerial photos. The site was used as a garden/paddock for many years.

**PL/19/56 Tree Applications to be considered**

**i) 20/0004/TPO – Maplewood, Oak Bank, Scotby**

No observations.

**PL/19/57 Correspondence**

**i) 19/0071 S211 – Plains View, 65 Greenacres, Wetheral**

Withdrawn

**ii) 19/0493 – Land to the rear of 44 Scotby Road, Scotby**

Deferred

**iii) 19/0961 – Wragmire Bank Farm, Cocklakes, Cumwhinton**

Withdrawn

Next meeting Monday 2<sup>nd</sup> March 2020, 1pm.