

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE**  
**26<sup>th</sup> May 2020**

**Collated comments from the Planning Committee, following the cancellation  
of the planning meeting scheduled for 26<sup>th</sup> May 2020.**

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

**PL/19/69 Planning Decisions reported to date:**

***Plan Number***

**i) 19/0971 – Land adjacent The Coach House, Allenwood, Heads Nook**

Refused

**ii) 20/0193 – The Poplars, Great Corby**

Granted

**iii) 19/0522 – Land at Wetheral Pasture, Wetheral Pasture**

Granted

**iv) 20/0086 – Land to the rear of Gladsmuir, Broomfallen Road, Scotby**

Granted

**PL/19/70 Planning Applications considered:**

***Plan Number***

**i) 20/0173 – Green End, Cumwhinton**

Observations – The committee would like to know what measures will be in place to prevent flooding. Care should be taken with surface water drainage.

**ii) 20/02701 – 49 Scotby Road, Scotby**

No observations.

**iii) 20/0279 – Land at Rookery Park (south of Alders Edge), Scotby**

Objection - On 7th June 2019, application 18/1044 by Gladman Development Limited of the land at Rookery Park (South of Alders Edge), for the erection of up to 90 dwellings, open spaces, landscaping and Sustainable Drainage System (SuDS) and vehicle access point from the Scotby to Wetheral Road (outline), was unanimously rejected by the Development Control Committee of Carlisle City Council, confirming the views of the Senior Case Officer, Chris Hardman.

An attempt has been made, by means of cosmetic enhancements, to make the second application more palatable. None of these enhancements, however, come close to overriding the reasons for the refusal of permission last year.

The reasons being:-

- a. Failure to meet the Criteria 1 & 3 of Policy HO 2 (Windfall Development) of the Carlisle District Local Development Plan 2015 -2030. "The scale of the development would not be appropriate to the scale and character of Scotby".
- b. Failure to adhere to Criteria 8 of Policy SP 2 (Strategic Growth) of the Carlisle District Local Development Plan 2015 – 2030. "The application failed to demonstrate the overriding need for additional housing at this location".
- c. Contrary to Policy GI 1 (Landscape) of the Carlisle District Local Development Plan 2015 - 2030. "The open nature of this landscape would be eroded".

There had been 765 objections via e-mail and some 195 letters of objection, together with objections by Wetheral Parish Council.

This new application 20/0279 by Gladman Development Limited, for the same site and for the erection of up to 90 dwellings, open spaces, landscaping, Sustainable Drainage System (SUDS) and vehicle access point from the Scotby to Wetheral Road (outline), is almost the same apart from a wide tree-lined avenue diagonally across the site from the access point. "Public open space would be created through the centre of the proposed development

maintaining a connection from the Village Green through the site and to the wider countryside beyond". However, the Landscape & Visual Assessment document states:- "The site does provide a connection to the wider countryside, notably with key views from the village green," and that, "The proposed development will alter the character of the site from agricultural land to residential," which the document states will have an ADVERSE effect upon the site.

1. Policy HO 2 (Windfall Development) Criteria 1 & 3 states: "On the edge of settlements it must be well contained within the existing landscape features, physically connected and integrated with the settlement and not lead to unacceptable intrusion into open countryside". This development is not appropriate to Scale, Form, Function & Character of the existing settlement. It does not enhance or maintain the vitality of the rural community. It is not contained within the existing landscape features and does not integrate with the settlement but does lead to an unacceptable intrusion into open countryside.

2. Criterion 8 of Policy SP 2 (Strategic Growth and Distribution) states that development in open countryside will be assessed against the need for it to be in the specified location. Nowhere does the application succeed in demonstrating an overriding need for additional housing in this location. Scotby has, by any reasonable judgement, undergone its share of residential development since the inception of the current Local Plan.

Windfall Sites Approved:- Alders Edge (45), The Plains (42), Broomfallen Road (12) 6 being Gypsy Pitches, Lambley Bank (9), Parkett Hill (6) and Wellgate (1).

Allocated Sites:- Carlisle District Local Development Plan 2015- 2030 - Meadowbrook (213), Kinmont Rise (28) in the process of being built and Scotby Road/Hill Head (84) house type and layout not yet approved.

Total approximately 400.

Further, this Policy states that developments must be of 'an appropriate scale and nature' and 'commensurate with their setting' and must 'enable rural communities to thrive'. It is difficult to see how this development, bringing almost 100 houses and more than 2,000 vehicle movements a week, can be of an appropriate scale. Nor, by putting such additional strain on already overburdened infrastructure – roads, health facilities, drains, schools – can it enable the community to thrive. The local bus service has been stopped due to COVID-19 but may not be reinstated. Scotby Junior School is in the process of reducing the numbers of pupils, for financial reasons, to 7 classes of 30 pupils, e.g. 210 as opposed to 264 currently. A development which severs a valued village green's physical and visual connectivity with the countryside beyond is not commensurate with the setting of the village. By the damage it would do to the sense of community, place and history, it would fail to enable the community to thrive.

3. Policy HE 2. The site lies within an area of high archeological potential as stated by Historic England. There is not, as stated in the planning application, merely a moderate amount of evidence.

4. Policy HO 1. The application is contrary to this policy in that Carlisle City Council can demonstrate a 5-year supply of deliverable housing, therefore, there is no obligation to consider the development.

5. Policy GI 1 (Landscape) of the Local Plan seeks to ensure that development will be appropriate to its surroundings and suitably accommodated within the landscape, and that landscapes 'will be protected from excessive, harmful or inappropriate development'. Following the Strategic Housing Land Availability Assessment, this site was specifically excluded from the Local Plan, as the open nature of the landscape would be eroded and harmed by development, contrary to Policy GI 1.

6. Access - The width of the Scotby/Wetheral road at the access is only 5 metres, due to the addition of a footpath on the north side as part of the Alders Edge development. The access is on an incline up to the village centre and in winter conditions is hazardous due to icing. Finally, the proposed access is on a bend with poor visibility and there will be up to 200 vehicle movements each day to and from the development. Visibility could be improved if the access were moved to a safer site further to the east, near Escott House.

This application should be refused as before, as there is little difference to that which was refused in 2019.

**iv) 20/0238 – The Tempietto, Corby Castle Estate, Great Corby**

No observations.

**v) 20/0269 – The Tempietto, Corby Castle Estate, Great Corby**

No observations.

**vi) 20/0266 – Courtyard Flats, Corby Castle, Great Corby**

No observations.

**vii) 1/20/9004 – Esk Quarry, sand pit number 2, Faugh**

Observations - It appears that this may be an intensification of activity. If so, the committee has the following comments:

The increase in haulage (vehicles carrying heavy loads in as well as out) may be detrimental to the living conditions of neighbouring properties. Noise controls are essential, including details of where and how noise is to be measured. Current working hours may be unacceptable. Allowed throughput of materials needs to be unambiguous and enforceable. Allowable HGV movements need to be specified, unambiguous, recorded and enforceable. Types of waste to be accepted must be restricted to only those wastes that the applicant proposes to treat, and can treat, with the proposed machinery. Planners should confirm that an Environmental Impact Assessment (EIA) is not necessary. Fuel storage and pollution controls are needed. A mains water supply is essential. Proper toilet facilities are an essential (and legal) requirement.

**viii) 20/0231 – Green Pastures, Broomfallen Road, Scotby**

Observations – The committee repeats its previous comments. Although the committee cannot see grounds to object, it notes that there is already a general agricultural building on the opposite side of the road, which is not in use for that purpose. The original application stated there would be no further increase in vehicle movements, but here, the applicant states that he has permission for three cars and a van.

**PL/19/71 Tree Applications to be considered**

**i) 20/0013/TPO – 2 The Old Tannery, Scotby**

No observations.

**PL/19/72 Correspondence**

**i) 19/0540 – Pennine View, Sandy Lane, Broadwath, Heads Nook**

Removal of condition 4 (closure of existing access) of previously approved permission 17/0857.

An appeal has been made to the Secretary of State.

**ii) 19/0083 – Kirkclodge, Allenwood, Heads Nook**

Variation of condition 2 (approved documents) of previously approved application 18/1128 (erection of single-story extensions to provide additional living accommodation to rear with utility and W.C to side; provision of first-floor dormer to west elevation to accommodate 1no. bathroom; erection of first-floor roof balcony to rear) to relocate the side privacy screen of the rear roof terrace from obscure glazing to timber (retrospective).

An appeal has been made to the Secretary of State.

Next meeting: TBA