

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE**  
**MINUTES OF THE MEETING HELD on Wednesday 5<sup>th</sup> January 2022**  
**In a virtual meeting room, commencing at 1pm**

(This meeting was virtual and therefore did not take place at a physical location, following guidelines set out in Section 78 of the Coronavirus Act 2020).

**COMMITTEE MEMBERS PRESENT:** Cllr Round, Cllr Higgs, Cllr D Hughes, Cllr Dobson, Cllr H Hughes

**PL/21/45 Appointment of Chairman**

Cllr Higgs was proposed by Cllr D Hughes, seconded by Cllr Dobson and elected unanimously.

**PL/21/46 Apologies**

None

**PL/21/47 Minutes of the previous meeting**

**Resolved** for the Chairman to sign the minutes of the Planning Meeting of 1<sup>st</sup> November 2021 as a correct record.

**PL/21/48 Declarations of Interest**

None

**PL/21/49 Requests for Dispensation**

None

**PL/21/50 Planning Decisions reported to date:**

***Application Number***

**i) 21/0974 – Edenside Barn, Eden Brows, Armathwaite**

Granted

**ii) 21/0871 – Gill Head, Broomfallen Road, Scotby**

Granted

**iii) 21/0984 – Highclere, Wetheral Pasture**

Granted

**iv) 21/1017 – Inglewood Meadows, Wetheral Pastures, Wetheral**

Granted

**v) 21/0978 – 106 Greenacres, Wetheral**

Granted

**PL/21/51 Planning Applications to be considered**

***Application Number***

**i) 21/1115 – 23 Woodlands, Great Corby**

Observations – No objection, but the committee hopes adequate provision for parking will be made once the extension is complete.

**ii) 21/1102 – The Grove, Scotby**

No observations.

**iii) 21/1117 – Scotby Oaks, Broomfallen Road, Scotby**

Objection - The only access to the site is a bridleway, which is effectively being used as a busy highway due to the number of vehicles and journeys to and from this development. The bridleway is totally unsuitable for this level of traffic, which is not legal.

- Provisions for refuse collection and recycling from the site are not made clear.

- Section 12 of the application states that the development is not near a water course,

yet it is very close to Wash Beck. The application then contradicts the earlier statement, by saying that surface water will be discharged into a water course. Wash Beck is a small, shallow stream which is not suitable for this level of water discharge.

- The work already done without permission has destroyed valuable habitat such as hedgerows and meadow. Further work should be prevented.
- Right of way for locals is being compromised, with many residents feeling intimidated to use the bridleway.
- The committee believes that this land was required to be restored to agricultural use. This condition should be met.
- The development now resembles a commercial caravan site and is totally out of keeping with the area and with what has been granted planning permission.
- There are already injunctions against this site. No further planning applications should be entertained while this is the case. The Parish Council urges the City Council to follow up its legal proceedings and ensure the injunctions are enforced

**iv) 21/1134 – Waters Edge, Waterside Road, Wetheral**

No observations.

**v) 21/1138 – Corner Stones, Aglionby**

Observations – No objection, but sufficient parking should be retained for the property, without use of the already narrow road.

**vi) 21/1147 – 4 Alby Terrace, Cumwhinton**

No observations.

**vii) 21/1150 – 28 Greenacres, Wetheral**

No observations.

**viii) 21/1161 – Scotby Acres, Broomfallen Road, Scotby**

Objection – This application represents a substantial overdevelopment of the site.

- The only access to the site is a bridleway, which is effectively being used as a busy highway due to the number of vehicles and journeys to and from this and adjoining developments. The bridleway is totally unsuitable for this level of traffic, which is not legal.
- Provisions for refuse collection and recycling from the site are not made clear.
- Wash Beck is a small, shallow stream which is not suitable for this level of water discharge

**PL/21/52 Tree Applications considered**

***Application Number***

**i) 21/0071/S211 – 9 The Orchard, Great Corby**

Observations – No objection, but the committee recommends that the tree is replaced with a suitable native species.

**ii) 21/0024/TPO – 2 Lime House Gardens, Wetheral**

No observations.

Date of the next meeting – 31<sup>st</sup> January 2022