

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on Tuesday 8th March 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 Higgs (Chairman), Cllr Dobson, Cllr D. Hughes, Cllr Higginbotham (for Cllr Round).

Also present: Two residents of the Parish.

PL/21/60 Apologies

Cllr H Hughes, Cllr Round

PL/21/61 Minutes of the previous meeting

Resolved for the Chairman to sign the minutes of the Planning Meeting of 7th February 2022 as a correct record.

PL/21/62 Declarations of Interest

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

PL/21/63 Requests for Dispensation

None

PL/21/64 Public Participation

22/0093 – Croft Villa, Wetheral The residents described how the proposed application would lead to an almost complete loss of light to their gardens and part of their houses, due to the size and scale of the build. The boundary wall would rise another 2m and is very close to neighbouring properties on Goosegarth. One resident's garden would be almost completely enclosed by a 4-metre-plus boundary within 6 metres of their house.

There is a concern about precedent and development creep, since a previous application for Croft Villa was approved, only for another application to then be submitted in order to enlarge what was built.

The residents both stated that they do not object to the presence of the building, only to the proposed size and height of it. A flat roof would make it less intrusive for neighbours.

PL/21/65 Planning Decisions reported to date:

Application Number

i) 21/1134 – Water Edge, Waterside Road, Wetheral

Granted

ii) 21/1147 - 4 Alby Terrace, Cumwhinton

Granted

iii) 21/1150 – 28 Greenacres, Wetheral

Granted

iv) 20/0857 – Land to the north of Moor Yeat, Plains Road, Wetheral

Granted subject to legal agreement.

v) 21/0698 – Land north of Holme Meadow, Cumwhinton

Granted

PL/21/66 Planning Applications to be considered

Application Number

i) 22/0093 – Croft Villa, Wetheral

Observations – There are less intrusive parts of the site where this building could be situated in order to minimise impact on neighbouring properties. A flat roof would be more in keeping with other buildings and would be more acceptable to neighbours.

Request a site visit prior to any decision.

ii) 22/0089 – Land to the rear of 12 & 14 The Whins, Heads Nook

The committee restates its previous objection: Members feel that the proposed access is too close to the boundaries of numbers 12 and 14 The Whins, and that this will have an unacceptable impact on the residents of the existing properties, contrary to Policy CP6 of Carlisle City Council's Local Plan. There are concerns that a 1.8m high concrete and timber fence could result in loss of light to numbers 12 and 14 and will do little to restrict the impact of noise from vehicle journeys. Even building up the ground floor window on the south elevation of number 12 will not reduce the impact of noise on the property. The application would represent over-development of a very small plot.

The committee also has concerns about hedges and woodland being disturbed and would like clarification regarding the access and right of way.

iii) 22/0153 – Manor House, Great Corby

No observations.

iv) 22/0060 – Green Acres, Allenwood, Heads Nook

Observations - Once again, the committee does not object but is concerned that NGN may not have investigated the correct property, as the comments refer to Great Orton. If the hedge is removed, the committee would like to see replacement shrubs and planting.

v) 22/0166 – 34 Greenacres, Wetheral

No observations.

vi) 22/0143 – Millers Paddock, Broomfallen Road, Scotby

Objection – The committee restates its previous objections to development on this site Unacceptable number of vehicle movements. 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. The Highways Authority objected to a previous application as it would increase the track's use significantly and cause a danger to other users of the bridleway. Based on the number of dwellings in 2016 (6), the planning inspector who heard an appeal related to 17/0388 felt that the scheme was at the very upper limit of what would be acceptable. The number of dwellings now far exceeds this, and new applications are being constantly being submitted. In the appeal statement, the Highways Authority stated that the bridleway is primarily for use other than motor vehicles and that further development would compromise the safety of users of this public right of way.

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 development now resembles a commercial caravan site and is totally out of keeping with the area and with what has been granted planning permission.

vii) 22/0155 – 1 Prospect Terrace, Back Street, Cotehill

No observations.

PL/21/67 Tree Applications considered

Application Number

i) 22/0010S211 – Corby Cottage, Ferry Walk, Great Corby

Objection – There is no information on the condition of the tree or on subsidence/structural damage. A statement from a qualified tree surgeon should be provided.

Date of the next meeting – Monday 4th April 2022, 1pm