

**WETHERAL PARISH COUNCIL PLANNING COMMITTEE**  
**MINUTES OF THE MEETING HELD on Monday 31<sup>st</sup> October 2022**  
**At Wetheral Village Hall, commencing at 1pm**

**COMMITTEE MEMBERS PRESENT:** Cllr Higginbotham, Cllr Mitchell, Cllr White, Cllr Dobson, Cllr H Hughes.

Two members of the public were also present.

**PL 22/24 Apologies**

None received

**PL/22/25 Minutes of the previous meeting**

**Resolved** To accept the minutes of the meeting on 6<sup>th</sup> September 2022 as a correct record.

**PL/22/26 Declarations of Interest**

Cllr Dobson declared a personal, non-prejudicial interest in 22/0643.

**PL/22/27 Requests for Dispensation**

None

**PL/22/28 Public Participation**

The applicants for 22/0643 addressed the committee regarding the vehicular access and parking arrangements for the development. It was explained that the current parking provision is further away on the other side of the beck and is exposed to flooding every winter. The Environment Agency has requested an alternative parking location. The proposed location is higher up and at a reduced risk of flooding.

The application achieves visibility splays of over 100m left and right, over twice the requirement from Highways. The application will not increase parking spaces or traffic. The applicants stated they are trying to redirect traffic away from the complex junction to a place with optimal visibility. As the units will be retirement properties, it is expected that most will only have one car per household, in contrast with previous plans.

The applicants are working with the Conservation Officer, due to the development's proximity to Warwick Mill, to ensure that there will be no detrimental effect on the surroundings. The applicants are attempting to open dialogue with neighbours.

The committee asked what the applicants' response is to comments from neighbours. The applicants believe some of the opposition arose from a lack of clarity in the original plans, which they accept and have tried to address in the subsequent application. It may have appeared that permission was being sought for an additional 6 spaces, which is not the case. Some of the spaces are just being moved.

The committee asked why the applicants are choosing not to use the plan for access which was approved in 2018. The response was that the Environment Agency objected to the 2018 application due to a high flooding risk. The intention had been to have a footbridge over the beck, but this would have been on too much of a slope and not legally compliant, and not safe for elderly residents.

**PL/22/29 Planning Decisions reported to date:**

***Application Number***

**i) 22/0496 – Holy Trinity and St. Constantin Church, Waterside Road, Wetheral**

Granted

**ii) 22/0464 – Rose, Inglewood & Willow Cottage, The Crown Hotel, Station Road,**

**Wetheral**  
Granted

**PL/22/30 Planning Applications to be considered**

**Application Number**

**i) 22/0643 – Land to the east of 1 The Steading and Holme Eden Farm, Warwick Bridge**

**Resolved** No observations. When the original application was received, there had been no response from Highways. Highways have now responded to say they are happy with the proposed visibility splays and access. The committee therefore does not object, provided the recommendations made by Highways are met.

**ii) 22/0776 – 38 Townhead Road, Cotehill, Carlisle**

**Resolved** No observations.

**iii) 22/0760 – Croft Villa, Wetheral**

**Resolved** Objection. The committee notes that Highways has recommended the application for refusal and agrees with their comments. Sufficient visibility cannot be achieved from the new access to Croft Villa. In addition, the committee objects to the size and scale as well as the materials of the boundary wall, which is overly large and stark, not in keeping with the surrounding area, and there is no provision for landscaping to soften the impact. The committee is unhappy with the retrospective nature of the application, seeking permission for work already carried out in contravention of what was originally approved for this site.

**iv) 22/0422 – Ferry Hill House, Waterside Road, Wetheral**

**Resolved** No observations.

**v) 22/0809 – Lanesra, 4 Nightingale Court, Scotby**

**Resolved** No observations.

**vi) 1/22/9005 – Esk Quarry, Sand Pit Number 2, Faugh, Brampton**

**Resolved** To defer the application to Full Council so comments from District and City Councillors can be heard.

**vii) 22/0798 – Land adjacent to 33 Ghyll Road, Scotby**

**Resolved** No observations.

**PL/22/30 Correspondence**

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

Withdrawn

**ii) 22/0631 – Edenwood Lodge, The Green Wetheral**

Withdrawn

**Date of the next meeting – To be confirmed**