

WETHERAL PARISH COUNCIL PLANNING COMMITTEE
MINUTES OF THE MEETING HELD on 6th February 2023
At Wetheral Village Hall, commencing at 1pm

COMMITTEE MEMBERS PRESENT:

Cllr Higginbotham - Chairman

Cllr White, Cllr H Hughes, Cllr Sixsmith, Cllr Dobson(Parish Council Chairman), Cllr Northman.

Also present Sam Greig, planning consultant.

PL 22/47 Apologies

None all present.

PL/22/48 Minutes of the previous meeting

Resolved To accept the minutes of the meeting on 9th January 2023 as a correct record.

PL/22/49 Declarations of Interest

None

PL/22/50 Requests for Dispensation

None

PL/22/51 Public Participation

Mr Greig attended the meeting to speak on behalf of the applicants of 22/0760, Croft Villa, Wetheral. He stated that the wall outside Croft Villa has been rendered, following difficulty sourcing bricks during Covid, and also following the recommendation of Chris Hardman from the City Council's planning department. Although he agrees the render does appear bright, this will soften over time and blend in with surroundings more. The height of the wall is due to the fact that the applicants have young children and the garden of Croft Villa is higher than the surrounding area.

It was noted by Mr Greig that the wall is retrospective, but he explained that this is because the original application turned into a very protracted process with the City Council, which culminated in the applicants being advised to render the wall by Development Control. This was done without planning consent, but the applicants believed they were acting correctly, according to the advice given.

Cllr. Sixsmith asked if the applicants had taken the views of the local residents into account, as per the City Council's local plan policy. Three objections from local residents have been received by the City Council.

Mr Greig was unable to say whether this had been done, but said that he believed all purchasers of Mulberry Mews properties would have known about the wall.

Cllr. Dobson commented that she has previously had neighbours who rendered a wall in a similar material, and confirmed that the brightness did soften over time. She also said that the applicants in this case have renovated a previously neglected building.

Cllr. Hughes asked the approximate height difference between the garden of Croft Villa and the wall.

Mr Greig did not know the answer to this. However, Cllr Dobson noted that she has been to see the wall and considered that the height was reasonable in relation to the height of the garden.

Cllr White asked whether the advice from the City Council to render the wall was only verbal or if it had been confirmed in writing.

Mr Greig did not know the answer to this, but said the applicants had a clear understanding that the City Council was supportive of the work that had been done.

Cllr Sixmsith asked for clarification on the addition of “brick slips” to the wall.

Mr Greig explained that this is done with the addition of conventional bricks which have been made thinner.

PL/22/52 Planning Decisions reported to date:

Application Number

None received.

PL/22/53 Planning Applications to be considered

Application Number

i) 23/0031 – Cairnbridge, 1 The Dell, Heads Nook

No observations.

ii) 23/0960 – Holmegate Farm, Aglionby

No observations.

iii) 22/0934 – Warwick Grange, Warwick on Eden

No observations.

iv) 23/0064 – Corry House, Heads Nook

No observations.

v) 22/0965 – Land adjacent to Beech Cottage, Cumwhinton

No observations.

vi) 22/0760 – Croft Villa, Wetheral

Observations – The committee noted that although similar render does appear elsewhere on neighbouring buildings, in those instances it is broken up with features such as windows, brickwork and roofs, whereas this wall is a very large, long structure without additional features, and as such appears very stark. The committee does not object to the application, but would support the addition of brick slips to break up the wall and improve the overall appearance. The intention of the applicants to plant trees behind the wall is welcomed.

PL/22/54 Tree Applications to be considered

i) 23/0003/S211 – Hollygarth, 10 The Orchard, Great Corby

No observations.

ii) 23/0004/S211 Waters Edge, Waterside Road, Wetheral

No observations.

PL/22/55 Correspondence

i) Noted – Applications 22/0965 (Land adjacent to Beech Cottage, Cumwhinton) and 23/0094 (8 Alexandra Drive, Carlisle) will be under Correspondence at the next Full Council meeting, as they were received too late to be included on either the Planning or Full Council agendas.

Date of the next meeting – To be confirmed