

AMENDED

BURGH BY SANDS PARISH COUNCIL

Parish Clerk & RFO: Mrs I Elsdon, Beech House, Grinsdale, Carlisle, CA5 6DS

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Minutes of Meeting of Burgh by Sands Parish Council **PLANNING COMMITTEE** held on
Zoom on Thursday 4th March 2021 at 7.00pm

Present: Cllr V Sealby (Chair), P Ditch, V Ferriby, M Hairsine, L Kelton, J Ghey, A Taylor, CC Cllr T Allison, Mrs I Elsdon (Clerk)

Welcome – Cllr Sealby welcomed everyone to the meeting.

Chairman's Announcements – Cllr Sealby changed the order of the meeting to make Appn Ref 20/0695 the last item to be discussed. As Cllr Sealby has an interest in this application she will leave the meeting before this item is discussed and Cllr Ditch agreed to take over the Chair until the end of the meeting.

Declaration of interests – Cllr Sealby declared a prejudicial interest in application 20/0695 and there was a change in the order of the Agenda to facilitate her leaving the Meeting before this Application was discussed.

Adjournment for Public Participation No members of the public were present.

Planning Applications, Decisions, Enforcement & Correspondence up to 26.02.21

Notification Of Decision

- **Proposal:** Erection Of 1no. Dwelling **Location:** Land to Rear of The Hollies, Thurstonfield, Carlisle, CA5 6HD **Appn Ref: 20/0388 Permission Granted**

Status Of Application

- **Proposal:** Erection Of 14no. Dwellings **Location:** Land at field 3486, Monkhill Road, Moorhouse, Carlisle **Appn Ref: 19/0244**

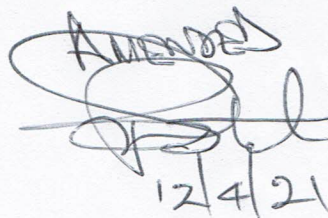
The application report was withdrawn from discussion for consideration at the Council's Development Control Committee on 19/02/2021 to consider issues raised relating to various aspects of the content. The application will be the subject of an additional Report at a future meeting of the Committee.

Planning Applications

- 1 **Proposal:** Erection Of 7no. Dwellings On Site Of Former Builders Yard & Paddock
Location: Builders Yard, Brookside House, Thurstonfield, Carlisle, CA5 6HQ **Appn Ref: 21/0115**

The Parish Council made the following objections:

- There were no allocated sites for development within Thurstonfield. Carlisle District Local Plan. Housing Strategy 5 Housing Objectives states that housing should 'meet the aspirations of the existing residents, including those with a need for affordable housing and those wishing to move to the area. To date all houses on windfall sites and proposed sites have not met the needs of those requiring affordable housing.
- Flooding Concerns
- This area has been prone to flooding in the past and if surface water is directed to the nearby watercourse (Powburgh beck) because direct infiltration is not possible due to the ground conditions and high water table, this might add to flooding problems further into Thurstonfield Village. (Ref Carlisle District Local Plan: Policy CC4 1 b and CC5)
- Foul Water
- There seems to be some uncertainty regarding the connection to the main sewerage manhole beside Brook House and whether this will be adequate and that if a pumped system is needed that the pumping system should be located out with the flood encroachment area so that its vulnerability inundation is minimised. As Thurstonfield sewerage system runs from East to West, this might impact on the system within neighbouring villages.

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2 Proposal: Erection Of 1no. Dwelling **Location:** L/Adj to Orchard Farm House, Moorhouse, Carlisle, CA5 6EY **Appn Ref:** 20/0865

The Parish Council made the following objections for this application.

- This proposed Dormer Bungalow will affect the setting of nearby Grade 2 listed Building (Orchard Farm House)
- This Application requires the removal of a good, well maintained hedge
- The entrance is onto a main road near to a corner that regularly floods and the additional surface water that this dwelling will add to will exacerbate this.
- Additional sewerage will add to the already inadequate system in Moorhouse.
- Carlisle City Plan allowed for 10 more houses in Moorhouse but at the present time this stands at 20 having been built or having achieved Planning Permission.

Notification Of Amended Details/Further Information –

Cllr Sealby left the meeting at 7.44pm

- **Proposal:** Erection Of Detached Annexe **Location:** Sundown Cottage, Burgh by Sands, Carlisle, CA5 6AX **Appn Ref:** 20/0695

The Parish Council made the following objections and observations:

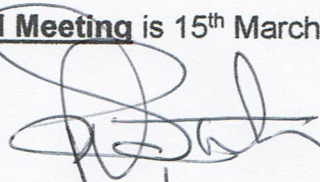
Objections

- Although this proposed free standing build is approximately on the site of a garage on the original Plan (18/0101) it would vary the height from a single story garage to a that of a house with a ridge height of 5.6m.
- This building would be 5.5 Meters from adjacent properties of Beech Croft and would overshadow and diminish their natural light. The main living areas and gardens would face this building and result in loss of amenity.
- The additional drainage would impact on the already overloaded and inadequate mains sewerage system of the village with the additional run off from this larger building.
- This new build would allow for independent living as a detached unit from the main dwelling. It is crucial to be clear as to how the annexe may be used should the annexe be commercially let at any time then this must be considered at the planning stage.
- As some digging will be involved and the property is in the World Heritage Site buffer zone - relatively close to Mile castle 72 we would request that Historic England is contacted before any work can commence.

Observations

- This building would damage the root system of very large trees on to the North of this proposed building. These trees directly face the proposed buildings main windows.
- Very large mature trees face are sited directly to the North of this proposed building as shown on the submitted Plan so impeding the view of open fields mentioned in the Statement provided by the Applicant.
- As it would be difficult to visualize the scale and position of the proposed building, Burgh Parish Council ask for a site visit.

Date and Venue for the next full Council Meeting is 15th March 2021 at 7.00pm on the Zoom Platform.


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