

STAVELEY-IN-CARTMEL PARISH COUNCIL

Minutes of the Meeting held on Monday 7th September 2020
Via Zoom Online Meetings

The Meeting opened at 6.00 pm

Present: Cllrs R Rhodes (Chair), A Gorse, D Crabtree, County Cllr S Sanderson, N Chaloner (Clerk).

1. **Apologies**

District Cllr G Gardner, Cllr J Addison, Cllr Newby

2. **Declarations of Interest**

None

3. **Minutes of Parish Council Meeting held on 6th July 2020**

Approval: The minutes had been circulated to the Council; they were approved and agreed as a true record. There were no further actions.

4. **Police Report**

Cllr Rhodes noted that the link on the Police Report to local crime statistics did not open, so the report was incomplete. The report provided stated that a blue van had been seen in the Parish with occupants who offered various domestic items for sale. If this van is seen again it should be reported to the Police on 101. The report stated that there had been three road traffic incidents in the Parish, but no further details were provided.

Cllrs were unanimous in their view that this report was insufficient and lacked detail. Cumbria Constabulary to be contacted to request more detailed reports in the future.

Action: Cllr Rhodes/Clerk

5. **Town and Country Planning Act 1990**

Planning Applications:

7/2020/5413 at Town Head, Newby Bridge. External and internal alterations to Town House and curtilage buildings.

No objections

7/2020/5420 at 2 North Field, Newby Bridge, Ulverston. Demolition of existing dwelling and erection of replacement dwelling. In addition, the erection of one boathouse.

The PC objects in the strongest terms possible to this application for the following reasons:

1. This application is merely a re-presentation of a previous application which has already been submitted to, and refused by, the LDNPA. The PC understand that the proposal (if approved) would create a second home for the property owner who is not resident in the area.

2. The PC is concerned that this development once again deprives local people of affordable housing and contravenes the following elements of the LDNPA core strategy for development work:

- CS09 3.24.1 Lack of affordable housing. A recent survey identifies a need for 198 affordable units in the South Distinctive Area, which is a high demand and high-pressure housing market, with limited opportunities to buy affordable housing. Approximately 58 percent of the housing stock of 3050 dwellings in the South Distinctive Area is owner occupied. The median house price is £274,000 and median income £27,090, giving a median income to house price ratio of 10:1. The market is distorted by high numbers of second homes and holiday homes. Approximately 14 percent of the housing is used for second homes.
- CS09 3.25.1 We want a balanced housing market which provides a good mix of housing types and tenures for both current and future generations
- CS09 Give priority to the provision of local affordable housing to help redress the housing imbalance
- CS12 Provision should be made to meet local community needs
- CS13 Planning should relate to: securing affordable/ local needs housing.

3. If this development were allowed, the new build property would be demonstrably out of keeping with other properties in the area and would intrude on other nearby properties as well as views of the Southern end of Lake Windermere from nearby viewpoints. Furthermore, the proposed development does not sit happily with the LDNPA desire to see the Lake District as home to some of the best examples of design excellence in the UK. More especially the proposed development does not appear to meet the key aims of LDNPA Planning Policy 06 as stated:

“We want to achieve design excellence in all development, to be inspired by and contribute to local distinctiveness.....

Development must:

- reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials;
- not have an unacceptable impact on the amenity of neighbouring residents and users due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution or other adverse impacts; and
- be inspired by the natural environment and use innovative design and local materials to reflect local distinctiveness;
- reuse existing buildings rather than constructing new ones.”

7/2020/5528 Land on south bank of the River Leven, Adjacent to Kid Haw Island, Newby Bridge, amendments to design to allow wheelchair to new boathouse with ancillary living accommodation at first floor.

No objections.

7/2020/5536 Town Head, Newby Bridge, alterations to outbuilding to form pop up servery, replacement of agricultural building incorporating staff WC facilities & new septic tank.

No objections.

Planning Granted: Nil

Planning Refused:

7/2020/5248 at Field End Farm, Hazelrigg Lane, Newby Bridge

7/2020/5282 at Mountain View, Canny Hill, Newby Bridge

Planning Withdrawn: Nil

Planning Other:

Chapel House: It was noted that extensive repairs and renewals were underway.

Sandfold Barn: It was agreed that the PC would not attend the Planning Committee but that if this application does get approved the PC would write to the Chair of the Planning Committee raising concerns about 'planning creep'.

6. Correspondence

The list of correspondence received to 7th September had been circulated and reviewed by Cllrs.

It was noted that the Ayside Bridleway closure notice had been issued for up to 2 months, although residents had not been properly advised. The PC had made strenuous efforts to get the closure cancelled or properly advised to residents, but the closure had gone ahead regardless.

The proposed Reorganisation of Local Government to create a single unitary authority for Cumbria was discussed.

It was agreed that there were no objections to the LAP event in the parish.

7. Finance

7.1 The cash book was reviewed. There were no comments. Clerk to inspect PC insurance policy to establish if any cover was provided should the Bus Shelters at Newby Bridge ever need repair. **Action: Clerk**

7.2 Approval was given for the following payments:

£375 – Lengthsman (retrospective)

£200 – Clerk's homeworking allowance

£200 – Website hosting fee

8. **Staveley United Charities - Report**

The Clerk advised Cllrs that the Staveley United Charities account now stood at £730.52 following receipt of the field rental. The Charity Trustees are due to meet on 2 December 2020 to consider donations to needy parishioners.

9. **Community Items**

Highways England/A590: Cllr Gorse advised the meeting that the Newby Bridge Filling Station continued to be busy with many users still ignoring the correct entrance and exit, thus resulting in several accident near misses.

Cllr Sanderson confirmed that there would be an online meeting on 22nd September with Highways England to review this and other accident black spot sections of the A590.

It was agreed that the Chairman would draft a letter to Highways England and possibly the Transport Secretary to continue to raise awareness of the problems and lack of progress with resolving the dangers of the A590. **Action: Cllr Rhodes**

10. **County Councillor's Report:**

I have been busy over the last few months as I am responsible for the Council's response to COVID 19 in the education sector. We had an education co-ordination group which we changed into a September planning group which met weekly and continues to do so. I chair that. We have representation from schools, academies, LEP, colleges and senior officers of the County Council. We had 17 workstreams covering curriculum, transport, staffing, HR, Health and Safety etc. We supported schools doing a range of risk assessments prior to the children returning to school. Transport has been especially challenging, but we had been given additional funding which we used to support additional public service buses this will only last to half term. Schools have started going back and we hope it will be relatively calm but there are bound to be some issues.

I have visited residents at Canny Hill about issues relating to environmental health and these have been resolved. An issue about the Ayside bridle path was raised and this is being investigated. Also, complaints about HGVs using Hazelrigg Lane when the A590 is closed have been passed on. Members of your PC and Haverthwaite PC are meeting Highways England and others on 22nd September virtually (via Microsoft Teams). I can confirm issues at the Newby Bridge Filling Station are being examined and we have had confirmation of funding for the compulsory left turn at the bridge at the Swan Hotel.

11. **District Councillor's Report**

I have been busy with plenty of case work to resolve.

12. **Urgent and other matters**

The Clerk advised the meeting that he had requested that the PC Lengthsman carry out a 'year-end' grass cut at Barber Green and the triangle in Staveley.

It was noted that hedge trimming is the responsibility of Cumbria County Council and that any hedges needing trimming should be reported on the County Council website.

It was agreed that the Clerk would arrange for quotations to improve and host the current website. Cllr Crabtree drew the attention of the meeting to the Colton Parish Council website, which was widely considered to be of a high standard. **Action: Clerk**

There being no further business the meeting ended at 7.18pm

Next Meeting dates are Monday 19th October and Monday 7th December. These dates and meeting location are to be confirmed.

SIGNED:

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Chairman

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Clerk

DATE: