Staveley-in-Cartmel Parish Council
Minutes of meeting held Monday 17th November 2025
6.30pm at Church Hall, Staveley-in-Cartmel

Chair opened meeting at 6.30pm

Present-Arnold Gorse (Chair) Richard Rhodes, Katie Lee – meeting quorate
Also present
Cathy Child (Clerk), Tim Bloomer (W&F District Councillor) and seven members of the public
Andrew Smith LDNPA

1) Welcome by the Chairman-Thanked members of the public for attending.

2) Apologies for Absence
   To receive apologies for absence- Received from Adam Strafford (Vice Chair), and Ann Newby in advance and in writing.

3) Requests for Dispensations.
   To report any requests received since the previous meeting for dispensations to speak and/or vote on any matter where a member has a disclosable pecuniary interest.-none received

4) Declarations of Interest
   To receive declarations by elected and co-opted members of interest in respect of items on this agenda-none received

5) Minutes of the Last Meeting
   To authorise the Chairman to sign the Minutes of the Council Meeting held on Monday 15th September 2025- It was resolved that the minutes of the Parish Council meeting held on Monday 15th September 2025 be confirmed as a true copy and signed by the Chairman.

6) LDNPA - Andrew Smith Head of Development Management-Q & A's
   Chairman introduced our guest and then handed the Q&A session over to Cllr. Rhodes to lead this discussion.
   Andrew Smith started by explaining what the LDNPA does regarding planning/enforcements. A midsize organisation with 26 employed staff and dealing with between 1000 – 1200 applications per year.
   Concerns from the Parish Council and Parishioners were mainly around,

Windermere Villas Consultation- The Parish Council submission had asked why the boundary of this conservation area could not be extended to include the S E shore of Windermere to avoid development of large houses where local residents were being priced out of affordable homes. It was noted that a large area of land had recently been advertised as being for sale on the south eastern shore of Windermere with the prospect of redevelopment. The Council was concerned that this might lead to the extent of development already evident in the Storrs area. The Council also noted that the current extent of the Villas CA was very close to the area within the jurisdiction of the Staveley in

Cartmel PC and there had already been consideration for one application of a property close to that boundary.

Mr Smith then agreed to take issues raised by some of those present.

Predator Experience, Ayside

Residents of Ayside were alarmed by the apparent disregard to the restrictions granted by the original planning applications (which had been opposed by the PC and the LDNPA but granted by the Inspector) Concerns over this development and issues around the numbers of cars coming to the area and inconsiderate parking and instances of verbal abuse inconveniencing local residents. Furthermore, there were concerns expressed by recent advertisements for overnight accommodation which was not permitted and the erection and use of bright lighting on the newly constructed building.

There were strong feelings expressed by residents on these issues and as a result contact numbers were exchanged for future use by both Mr Smith and Cllr Bloomer . Mr Smith agreed to look into the matters relating to the number of vehicles having access to this facility.

A further issue from Ayside was raised about that large contractor vehicles (required during development) using Bridleways and other roads which have caused damage to residents' properties of which they have little recourse for compensation.

Matters from Staveley

One resident raised questions of Mr Smith about the time limits imposed over any building project - to be told that there were none. The matter of whether drainage plans being included in any planning application was also raised and Mr Smith agreed to take this away and make enquiries in relation to developments at Levens Reach.

The question of the failure of the LDNPA to take action despite acknowledging that there were sometimes breaches in building regulations 'in the public interest' was raised. Mr Smith was keen to stress that enforcement was not a punitive exercise and the requirement for demolition in such cases was not lightly used.

The matter of the demolition of smaller houses to be replaced by larger 'mansions;' thereby reducing the prospect of local ownership being reduced was of concern. Mr Smith expressed the view that any decision on a planning application would not consider whether the applicant lived in the area or not.

There was emphasis on the matter of disruption caused some of the recent building operations in Staveley and Mr Smith did agree that this was an issue worthy of future thought.

7) Windermere Villas Consultattion- see item 6
8) Development at Levens Farm.- no further update

9) Matters arising

10) Salt Bin locations within the Parish- nothing further to report on this matter. Cllr. Tim Bloomer apologised that this matter had become protracted

11) CALC online meeting LDNPA – feedback. Cllr.Rhodes reported on this meeting

12) Neighbourhood Policing pledge. Second online meeting held Monday 22nd October 2025. Attended by Cllr. Lee.

Cllr. Lee circulated flyer relating to Parishioners registering their door bell cameras

13) Meeting with other local parishes -proposed dates Wednesday 15th October or Thursday 16th October at Newton Village Hall -further meeting to be held in January 2026.

14) Chairman Announcements

15) Public Participation (at the Chairman's discretion)
The Chairman, at his discretion, to allow any members of the public or councillors with prejudicial interests to address the meeting in relation to the business to be transacted.

16) Councillor Matters-

17) Planning Applications

7/2025/5508 Levens Reach, Newby Bridge LA12 8NL
Demolition of existing house, garage and summer house and construction of new summer house and new 5 bedroom dwelling house and garage

7/2025/5576 Staveley House, Staveley-in-Cartmel LA12 8NH
Use of a single dwelling with ancillary outbuildings.
No provision for consultation.

7/2025/5562 4 Mill Farm, Backbarrow Road, Newby Bridge. LA12 8LZ
Installation of EV charger and armored cabling- PC have no objections

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Planning Decisions
7/2025/5413 Fell View, Ayside LA11 6HY
Application granted
7/2025/5379 3 North Field, Newby Bridge LA12 8NE
Application granted

7/2025/5157 Blakeholme Cottage, Newby Bridge LA12 8NP

Application refused

18) Unitary Council matters

19) Correspondence – Relevant emails as circulated to Councillors prior to the meeting

20) It was reported that an e mail had been received from a local resident about the ongoing problems of access to the A590 from Back Lane. As this ws held to be outside the remit of issues for the LDNPA the matter would be referred to the next PC Meeting.

21) Financial Matters/ Report
Payments- deferred until November meeting as not enough signatories present.
Village Hall £100
NatWest bank account –no futher update on Clerk's having access to statements and cheque books

Proposed dates for Parish Council meetings in 2026
Mondays
19th January
16th March
18th May
20th July* (6th July)
21st September
16th November

Date of next meeting Monday 19th January 2026 6.30pm at Church Hall, Staveley-in-Cartmel