

Staveley with Ings Parish Council

Minutes of Staveley with Ings Parish Council meeting held on 26th July 2021 Staveley Village Hall – 7.15 p.m.

Present: Cllrs M. Kidd, A. Salisbury A.Capstick, G. Wilkinson, Powell, Y. Cannon, P. Harrison, SLDC Councillor, P. Bell, H. Hodgson, CCC Councillor, S. Collins
Mrs J Lee (Clerk) Members of the public present: 7

95/21 Apologies: A. Pimlott, C. Johnson, D. Michel P. Riley

96/21 Declarations of interest- None

97/21 Minutes: it was resolved that the Chairman be authorised to sign the minutes of the meeting of the Parish Council held on 5th July 2021

98/21 Public Participation

- Comment was made from more than 1 person that there had been a wedding at Fairbank Farm at the weekend. The planning application (7/2020/5664) has not been approved yet, although it was stated that perhaps the wedding had taken place in a marquee and not the barn and therefore benefit from the 56 day rule.
The application for the junction work has been approved but not yet carried out. Clerk to report to LDNP Planners.
- Trees are overhanging opposite Cumbria Tourism and there is a dead branch in need of removal. A Berberis bush near Seed Howe is in need of trimming.
- An area of grass near the old bye pass is in need of cutting and the vegetation on the footpath on Kendal Road is in need of cutting.
- Cllr Stan Collins asked for a reminder to be sent to him to action the work.
- The Highway traffic staff are now working on the Staveley traffic plan which should be going out for public consultation in the near future. Helen Karraaslan has taken over from Victoria Upton. Cllr Collins requested that she be sent a copy of the Community plan
- The same outstanding issues remain with the Crookfield planning application – Sewerage overflow, vehicle access, no footway, nowhere for children to play.

99/21 Planning Applications

a) New Planning Applications:

7/2021/5448: Land to east of Crookfield. Change of use from agricultural grazing land to residential. Construction of 25 dwellings with associated site works and footpath link to Crook Rd.

A lengthy discussion took place where the following issues were raised.

There is a need to provide houses for young families. Local occupancy conditions for the Lake District National Park area will apply.

Renewable energy is essential for the properties

Castles & Coasts say they have consulted diligently but there has been no meeting of minds regarding the sewerage problem. Reference is made to “wider village problems” but there is no actual mention of the sewerage problem. There is a lack of response from United Utilities.

The sewerage system is not working, when there is heavy rain, raw sewerage flows onto the street creating a dangerous health hazard. Extra housing will only add to the problem and this is totally unacceptable.

Traffic is an issue as there are 4 pinch points on the road from the estate

Extra footway lighting is an issue, this is not necessary

There are issues with sustainability and climate change

No provision for a children’s play area has been made

The application was objected to unanimously

T/2021/0116: Eagle & Child, Staveley. Fell 1 birch & 1 cherry tree. Crown reduction down to 5m spread and 3m high 1 Cotoneaster tree

Cllr Y Cannon gave a report outlining why it is not necessary to fell the trees as follows:

1. This application should not be supported as there is no valid reason evidenced in the application, for either of the T1 and T3 trees to be felled.
2. Work on the T2 Cotoneaster should be supported.
3. That a Tree Protection Order is requested, due to previous work having been relatively recently carried out on the Cherry and the Willow, without approval. The order should cover the property in its entirety, to fully protect the wide range trees on the property, from further unauthorised work

b) To note Planning Applications determined since last meeting:

7/2021/5374: Rayburn, The Banks. Two storey side and single storey rear extension-
Approved with conditions.

7/2021/5454: Waterford Bridge, Kentmere. Non material amendment to 7/2020/5514.
Approved with conditions

c) To note Planning Applications still outstanding:

7/2020/5664: Fairbank Farm, Staveley. Change of use of Agricultural Barns to Wedding venue with associated infrastructure and ancillary facilities.

7/2020/5555: Land off Danes Road, Staveley. Development of office/light industrial units with associated parking.

7/2021/5046: Land at Borwick Fold, Crook. Demolition of modern agricultural buildings. Conversion of stone barn into 2 two bed roomed houses for local occupancy.

7/2021/5196: 1 High Knott Barn, Ings. Amendment of local occupancy condition to correspond with Draft Housing Supplementary Planning Document. Redevelopment of agricultural building to two local needs dwellings.

7/2021/5309: Abbey Garth, The Green, Staveley. Refurbishment and extension comprising rear extension, part single storey, part two storey. Demolition of existing garage and replacement with new garage.

7/2021/5381: Field adjacent to Newlands, Crook Rd. 3 polytunnels, access track and parking area for 2 vehicles.

7/2021/5342: 6 Waterside, Staveley. Extension to existing house.

T/2021/0101: Gowan Cottage, Station Rd, Staveley. Fell group of small holly trees

7/2021/5484: Biketreks, Ings. Additional display and storage building to existing Biketreks development.

7/2021/5501: Mikes Wood, Staveley. Erection of composting toilet

7/2021/5508: Grassgarth Farm, Grassgarth Lane, Ings. Demolition of two disused agricultural buildings and replacement with two cattery pens

100/21 Flood & Sewerage Group – Moratorium on future developments in Staveley

An engineer who had worked on the sewerage system in Staveley has been put in touch with Cllr Capstick.

Proposed Criteria for considering planning applications in the light of the Parish Council acceptance of the Sewage Report:

In response to extensive, local consultation, the Community Plan for Staveley and Ings (July 2021) sets out a clear and urgent priority for the Parish Council to address the problem of the frequent failure of the waste water disposal system. This failure is clearly evident in the village during heavy and persistent rainfall as capacity is exceeded causing manholes to overflow. It results in foul water flooding onto private property, into roadways and rivers causing environmental pollution and a health and safety hazard. Overflow also occurs at all times of year from the Waste Water Treatment Works.

As a result of its commissioned report, the Parish Council has agreed a moratorium on future development until such time as proposals are adopted and plans agreed which will resolve this unacceptable situation.

The moratorium will apply to all applications for new build and change of use which are considered to pose an increased threat to the capacity and safe functioning of the waste water system serving the village of Staveley. It will include the impact of both increased foul water and surface water run-off and apply to both new residential and business/commercial development. It will not apply where the Council considers that there is a clearly identified demonstrable need or other exceptional circumstances.

It will not apply to house/business extensions, replacement of existing structures or minor additions, unless such applications are significantly more extensive than the original building or have a clear and substantial increase in planned occupancy. Nor will it apply where private foul drainage and surface water disposal systems (SuDs) are accommodated using ground infiltration within the site boundary.

Exceptional circumstances:

Council would need to determine 'significant' and, as in law, it would be best left to precedent as cases were considered. It will be essential for Council to be consistent in its approach to this.

Demonstrable need:

As an example, 'demonstrable need' could be considered where there was a clear medical or social care reason for a new or extended property. Council should be careful not to micro-manage possibilities but for example, a 'granny flat' would seem to fit this demonstrable need. In normal circumstances an additional toilet or bathroom would not in themselves impact further on the waste water system.

Particular support:

While it is accepted that property extensions are likely to create faster surface water run-off from a building and such instances will have a cumulative effect, the difference may be considered small when compared to the original. However, applicants are encouraged to demonstrate that this has been taken into account. The disposal of roof or surface water run-off using sustainable systems such as ground infiltration will be encouraged for new build, particularly where the proposal includes the connection of existing property surface water drainage, thus reducing the load on existing piped drainage network.

A suggestion was made that should a planning application be refused, the Parish Council should write to the applicant explaining why. Communication is essential.

A press release to the Westmorland Gazette was considered outlining the Moratorium and the reasons why the Parish Council has taken this stance. It was thought that it was not the right time to carry out a leaflet drop in the village.

101/21 Correspondence: List of correspondence received has been circulated

102/21 Finance

Income Ings Parish Hall – 50% share of costs of Topographical survey £ 272.00

Payments Cllr M Kidd – Jacks Corner memory capsule materials £ 46.48

103/21 Date of next meeting – Wednesday 1st September, Ings Village Hall

Signed (Chairman)

Date:

DRAFT