

LPC

LAZONBY PARISH COUNCIL

Minutes

For the Extraordinary Meeting held on Thursday 13th August 2015, starting at 7.30 p.m, in the Jubilee Rooms, Lazonby Village Hall.

Present: Chair Councillor Virginia Minihan.

Councillors Gordon Nicolson, Christine Hill and Peter Minihan

Also in attendance: Nine Parishioners

Apologies for absence were received from Councillors Christine West and Chris Chamberlain.

ITEM / MINUTE No.	ITEM	BUSINESS
15/168	Declaration of Interest.	<p>The Chair welcomed everyone to this extraordinary meeting of the Council and explained that it had been called to allow all Councillors and parishioners to make their views known on both items on the agenda.</p> <p>The Chair then asked if there were any declarations by Council Members of any Personal or Prejudicial Interests relating to any items on the agenda for this meeting.</p> <p>RESOLVED that it be noted that Councillor Gordon Nicolson declared an interest in any matters involving Eden District Council.</p>
15/169	Public Participation	<p>The Chair asked the parishioners present if they wished to make any contributions relating to any items on the agenda, or any other parish related matter which they may wish to raise.</p> <p>A parishioner asked whether there was a reason as to why the public footpath to Garthfold Farm had not been strimmed for at least a year.</p> <p>A parishioner commented that the fact that the proposed development of The Lilac's site went against the Neighbourhood Plan, had not been discussed or given credence at the Parish Council meeting when the Lilac's Planning permission was first discussed. The Chair explained that at that time the Neighbourhood Plan was in its very early stages and that identification of sites suitable or unsuitable for development had not been discussed. It was confirmed that The Lilac's is not identified as a suitable site for development by the draft detailed Neighbourhood Plan and that the Neighbourhood Plan Steering group will be making that clear when they comment on the Eden Local Plan.</p> <p>RESOLVED that the Chair would find out from Councillor John Judson as to whether this part of the parish was covered by the volunteer grass cutters, and if so, why it had not been cut/strimmed.</p> <p>ALSO RESOLVED that the Chair would ask the Clerk, on return from her holiday, to find out who is responsible for maintaining the public footpaths in the Parish.</p>

15/170	<p>Town and Country Planning Act 1990 Appeal under section 78 for Planning Application 14/0919</p>	<p>The Council considered the Appeal notice and the reasons for Appeal were read out to the meeting. The Council then discussed the points they wished to put forward in favour of refusal of the Appeal. The Council also took note of points made by the parishioners present and all agreed on the final set of points.</p> <p>RESOLVED that the Council ask the Clerk to write a letter confirming their support for Eden District Council's decision to refuse the application and reiterate the points made in their original objection letter, which are as follows:</p> <ul style="list-style-type: none"> • Lazonby Parish Council supports the decision of Eden District Council to refuse Planning Application 14/0919 and stands by the points made in their original objection letter of Friday 21st November 2014. • This is an inappropriate form of development because it is not in-keeping with the character of the rest of this part of the village. • The site is within an area of Lazonby that captures the characteristics of a Fellside village and pleasing perspectives would be lost if this development was allowed to go ahead. • We remain concerned about the access from the site onto the busy High Street which already has problems of coping with the current level of housing in the village – this has been exacerbated by the recent Story Homes development. • Building on this site would take away valuable car parking spaces for the nearby houses and Village Hall causing more cars having to be parked along the side of the High Street which is already dangerous because of parked cars. • There is already heavy run-off from the site particularly during the winter months. This would be made worse by building houses on the site. • Attempting to put a housing development onto a steeply sloping site will need a lot of excavation and is therefore totally inappropriate as the gradient is 1:2. • We are concerned that the granting of this site would to further 'back land' development adjacent to this site. • The footpath to Garthfold Farm is a public right of way and is integral as an amenity for the village and has been supported by the Ramblers Association. This footpath would be lost if the development was allowed to go ahead. • The proposed entrance to the development will add approximately 15m of Tarmacked area which will be very intrusive to the view up the High Street and totally out of character with other properties in the area. • The access by large vehicles to the workshop that is on the site is still unresolved and would likely lead to the need for an even bigger area of Tarmac to be laid at the entrance to the development. • The site is not listed as an area for housing development in the draft detailed Neighbourhood Plan. <p>ALSO RESOLVED that the Council advised the parishioners present that they should also make their own submissions to the Planning Inspector.</p>
15/171	<p>Eden Local Plan</p>	<p>The Council received a summary of the Local Plan from Councillor Gordon Nicolson and agreed that they were quite happy with the Draft Settlement Hierarchy document but that they had comments to make about the Land Availability Assessment – Housing Sites document at Appendix 1 where sites in Lazonby that EDC think are suitable for housing development are listed. The Council addressed these in turn considering whether or not they supported their inclusion and their</p>

reasons for this. Figure 7 – Land Supply in the Key Hubs was also considered misleading and comments about this were recorded. Timing of the consultation was criticised as many Councillors and Parish Clerks are on holiday at this time of year so making a proper consultation difficult.

RESOLVED that the Council ask the Clerk to write a letter to be included in the Eden District Council Consultation process concerning the Eden Local Plan.

ALSO RESOLVED that the Council have **NO OBJECTIONS** to the *Draft Settlement Hierachy Document* as it does not affect Lazonby which remains as a Key Service Centre/Key Hub.

ALSO RESOLVED the Council have the following comments to make concerning the *Land Availability Assessment – Housing Sites Document*:

1. The Parish Council believes that proposals in *Appendix 1* of this document will be overtaken by the provisions of the detailed draft Neighbourhood Plan, which reflects the views of the people of Lazonby Parish.
2. LLZ 1 - The Parish Council support the inclusion of this as a deliverable site for development and as it is a Brownfield site.
3. LLZ 2 - It is not considered appropriate to identify this for housing development. The draft Neighbourhood Plan will looking to support alternative long term land uses for this site including incorporating employment opportunities such as workshop or business premises.
4. LLZ 3 – The Parish Council do not support the inclusion of this site as the owner has just invested a large sum in installing a Slurry Pit and does not want to sell the land.
5. LLZ 4 – The Parish Council support this area for limited housing development but are concerned that further development along Scour Land would cause serious access problems onto the High Street.
6. LLZ 6 - Has already been developed by Story Homes with 48 houses under construction.
7. LLZ 14 - The Parish Council do not support the inclusion of this site as it is inappropriate 'back land development; the site is on a steep incline; there is heavy run-off from the site particularly during the winter months; housing development here would cause access problems onto the main High Street – an area that already has many dangerous problems that have been exacerbated by the Story Homes development; there is a public footpath that runs through the site that is an important amenity for the villagers.
8. The Parish Council are not happy with the situation that is presented in the bar chart *Figure 7 – Land Supply in the Key Hubs* as it shows that Lazonby has far more potential area for housing development than the other Key Hubs. As the village has seen approval given for 58 housing units in the last couple of years it is felt that further housing development in the village, in order to locate the 720 houses that are identified for the Key Hubs would create a total lack of balance. Local services and the people in our community need time to adjust to the existing rapid development of the village. Issues of community cohesion are important where much of what makes rural life successful

		<p>depends on voluntary and neighbourly support and people knowing each other. This community has a rapidly aging population which makes this support all the more vital. The Parish Plan and the results of the Neighbourhood Plan questionnaire are quite clear that people in the village do not want further substantial growth of the village.</p> <p>9. The Parish Council question the unsatisfactory timing of this consultation as it has been presented at a time when Parish Councils and their Clerks are on their annual holidays.</p>
15/172	Date of the Next Meeting.	RESOLVED that it be noted that the date of the next scheduled Meeting be confirmed as Wednesday 2nd September 2015, at 7.30pm in the Jubilee Rooms at Lazonby Village Hall.