

MINUTES OF LOWER HOLKER PARISH COUNCIL EXTRAORDINARY MEETING HELD AT FLOOKBURGH VILLAGE HALL ON WEDNESDAY 31ST JULY 2019

PRESENT

Parish Councillors R Airey, B Dawson, M Keith, J Ryland & T Wilson & Parish Clerk L Prescott.

19/102 **Apologies for Absence**

Apologies were received and accepted from Parish Councillors S Rawsthorn & G Gardner & County Councillor Sue Sanderson.

19/103 **Requests for Dispensations**

None.

19/104 **Declarations of Interest**

Councillor T Wilson declared an interest in item 19/107 b)

19/105 **Minutes of the Last Meeting**

Resolved The acceptance of the minutes of the meeting held on 3rd July 2019 was Councillor Airey, seconded by Councillor Ryland, agreed unanimously and signed by the Chairman.

19/106 **Public Participation (at the Chairman's discretion)**

Councillor Wilson advised that the application for works on the agricultural building was primarily to extend the covering of the shed to improve the water quality.

19/107 **Planning Applications**

The following Planning Applications were considered:

a) SL/2019/0572. Lakeland Leisure Park Moor Lane Flookburgh LA11 7LT
Redevelopment and extension of entertainment complex. Erection of an external terrace, siting of a storage container, installation of plant equipment, relocation of an archery tent and reconfiguration of external central area, comprising owners services and caravan sales facilities. Reconfiguration of internal access roads, pedestrian footpaths and car park including an increase of car park spaces, all with associated landscaping, drainage and infrastructure works.

The proposed works would be for 22 weeks from September 2019 to March 2020. An estimated 210 HGVs would be required to deliver materials and delivery times to be: 7:00am to 18:00pm (Monday to Friday) and 8:00am to 17:00pm (Saturday). The application states "Delivery vehicles *whenever practical* will avoid "peak public traffic hours"" It also states "Delivery vehicles *will need* to avoid peak park guest arrival and departure dates and times" The proposed working hours are: 7:00am to 18:00pm (Monday to Friday), 8:00am to 17:00pm (Saturday) & 8:00am to 15:00pm (Sunday) (Sundays only if required), no working on Bank Holidays. An estimated 20 to 25 tradesmen's vehicles would travel to the site each day. The application states "The Principal Contractor will use the skills of local sub-contractors and tradesmen as appropriate and whenever possible."

The Councillors raised concerns about the period of disruption that would result from this additional traffic travelling through the villages of Lower Holker, particularly with the early morning starts, conflict with local school and commuting traffic and potentially 7 day a week working. The current caravan/lodge deliveries which are specified to be delivered between 10 am and 4 pm do not currently comply with these existing specifications (a delivery was being made just after 8 am on 25/07/2019 by Woods Caravans/Neil & Brown and the support driver advised the Clerk that Lakeland Leisure had approved the delivery time). The Councillors also questioned whether any local tradesmen would be actually be employed to work on the site and re-iterated that all the traffic for Lakeland Leisure currently travels through the Parish of Lower Holker, whereas the site is actually (just) within the Lower

Allithwaite boundary. All traffic to the site currently goes through the middle of Flookburgh village and some through the villages of Cark and Holker.

Resolved To object to the proposed transport and travel arrangements and propose the following to reduce the disruption to local residents and monitor the extent to which local tradesman are employed:

- i) Consider alternative routes for delivery/tradesmen's vehicles (Cumbria Steam Gathering traffic utilities Willow Lane for access ie U5167/U5168).
- ii) Work hours to start no earlier than 8 am.
- iii) Deliveries to take place between 10 am and 2 pm and member of staff be located in Flookburgh Square to manage this. This is to avoid school and commuting traffic and reduce disruption to local residents.
- iv) Parish Councillors to meet with the Principal Contractors on site to discuss the extent to which local tradesmen are employed in the works.

Councillor Wilson left the meeting and Councillor Airey took the Chair.

- b) SL/2019/0601. Guides Farm Flookburgh LA11 7LD. Erection of two additional bays to sheep building.

Resolved

To support this application as it will improve animal care and reduce water pollution.

Councillor Wilson returned to the meeting and took the Chair.

19/108 **Planning Decisions**

The following Planning Decisions were noted:

- a) SL/2019/042. 2 Fairfield, Flookburgh LA11 7NB
Demolition of rear porch and erection of single-storey rear extension with hipped roof and a velux roof window to the west pitch. Granted with conditions relating to plans and materials.
- b) SL/2019/0389. Land adjacent to 55 Jutland Avenue Ravenstown
Detached dwelling, formation of vehicular access and connection to foul water sewer. Granted with conditions relating to plans, visibility splays, boundaries & water management.

19/109 **Date of Next meeting**

The following meeting was noted:

The next Parish Council meeting will be held at 7 pm on Wednesday 4th September 2019 in Flookburgh Village Hall.

Clerk to the Council: - Lyn Prescott, 13 Church Walk, Flookburgh, Grange-over-Sands, Cumbria
LA11 7JX