

**MINUTES OF LOWER HOLKER PARISH COUNCIL MEETING HELD REMOTELY ON
WEDNESDAY 29th JULY 2020**

PRESENT

Parish Councillors R Airey, B Dawson, M Keith & S Rawsthorn, Parish Clerk L Prescott and 2 members of the public.

20/066 **Apologies for Absence**

Apologies were received and accepted from Parish Councillors G Gardner, J Ryland and T Wilson.

20/067 **Requests for Dispensations**

None.

20/068 **Declarations of Interest**

None.

20/069 **Minutes of the Last Meeting**

Resolved Approved unanimously. To be signed by the Vice Chairman in due course.

20/070 **Public Participation**

Mr A Austin and Mr T Entwistle addressed the meeting and expressed their objections to the Cark Manor Planning Application for the following reasons:
Inaccurate information in the Planning application including stating that work has not been started when it has and that the building would not be altered externally, but building materials are appearing onsite. The geological conservation importance is given as 'no' which is inaccurate. Additional works are currently being undertaken including installing external lighting and amending the steps to the property. The 2018 Planning Application (SL/2018/0881 - Formation of hard standing for car parking) was not granted, nor has a 'Certificate of Lawful Development' been issued, but the car park has been installed. An earlier Planning Application (SL/2006/0437 - Change of use to mixed use as private conference centre and residential dwelling) was withdrawn. The property is currently being used for meetings. The effect of large groups of people staying in the property would create additional noise and lighting disturbing local residents. The car park location would result in car lights facing properties at Dobbie Bank and across the river at night. An area of the grounds has been flattened potentially providing an area to erect marquees for outdoor events. In addition changes have been made to the gate off the grounds onto Dobbie Lane which may indicate a plan for increased usage of this access on a sharp bend on a very narrow road.
Mr Austin and Mr Entwistle also expressed their objection to the Land at Sunny Bank Application, primarily in relation to the regular flooding of the site.

20/071 **Planning Applications**

The following Planning Applications were considered:

- a) SL/2020/0364. Cark Manor Cark-In-Cartmel LA11 7PG. Application for the change of use from residential dwelling (Class C3) to a mixed use of residential dwelling (Class C3) and country house hotel (Class C1).

Councillors considered the Planning Application as submitted and noted the comments from the residents. They also noted that part of the grounds were previously used as agricultural grazing land and no change of use had been indicated, in addition the access to the property from the B5278 road is poor, the Manor and the Gatehouse are both listed buildings and additional building works are currently being undertaken at the Gatehouse. They also noted that works appear to be almost complete and a Hotel Manager has already been appointed prior Planning Permission being granted.

Resolved To object to the Application for the following reasons:

- i) Highway safety (increased usage of the access road with poor visibility onto the B5278)
- ii) Increased noise from more vehicles and guests using the recently landscaped grounds.
- iii) Reduced privacy for adjoining properties.
- iv) Increased light pollution from vehicles arriving outside daylight hours.
- v) Impact on listed buildings, both at Cark Manor and nearby Cark House.

- b) SL/2020/0226. Land at Sunny Bank Cark-In-Cartmel. Erection of building for office (class A2/B1) with associated new access, car parking and landscaping (Amended Site Plans submitted).

Councillors noted the amended plans and application form with a reduced car parking area on the part of the site closest to the river and usage as an office rather than a shop/office/café.

Resolved To object to the application on the same basis as the original application, with the exception of the use as this has been amended ie

- i) Flood risk – site has regularly been flooded.
- ii) Historic Culvert on site which provides run off from behind Low Row houses.
- iii) Outside South Lakeland District Council's Development Boundary for Cark-in-Cartmel.
- iv) Facing Listed Buildings.

20/072 **Date of Next meeting**

Noted that the next meeting will be held at 7pm on Wednesday 2nd September 2020.

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