

**MINUTES OF EXTRAORDINARY MEETING OF LOWER HOLKER PARISH COUNCIL MEETING HELD
AT FLOOKBURGH VILLAGE HALL ON WEDNESDAY 13th SEPTEMBER 2017**

PRESENT

Parish Councillors R Airey (Vice Chairman), B Dawson, M Keith, S Rawsthorn, J Ryland & T Wilson (Chairman), Parish Clerk L Prescott, & 57 members of the public.

17/119 Apologies for Absence

Apologies for absence were received and accepted from Parish and District Councillor G Gardner.

17/120 Requests for Dispensations

None.

17/121 Declarations of Interest

None.

17/122 Public Participation (at the Chairman's discretion)

The Chairman introduced the Councillors and Parish Clerk and outlined the background to the Planning Application to be considered. He advised that the site was one allocated by South Lakeland District Council in consultation with the local community in the Local Plan as one which could be used for residential development. The Parish Council have previously stipulated that a condition of development on this site or on another allocated site on the other side of the railway bridge (on Allithwaite Road) would be the installation of a pedestrian bridge to improve safety. The developers advised the Parish Council they were not made aware of this stipulation. He advised that South Lakeland District Council are supportive this type of development for older people. He advised that the developers state that the size of the development is the minimum to make it financially viable given that they are for affordable housing to rent or buy. The developers held a consultation event at Flookburgh Primary School earlier in the year. The Chairman asked for a show of hands to indicate those members of the public who support this application (none raised) and then those who object to this application (all were raised). He then invited members of the public to state their views on this application.

Mr J Torrence stated that he thinks the development is totally impractical and with an estimated 1.5 cars per unit would result in over 90 cars with only 19 spaces and the junction from Manorside onto Market Street is unsafe for this additional traffic. He stated that the scale of the development would mean large numbers of deliveries of materials, and compared it to the delivery of blocks for Mr F Rhodes' much smaller development.

Mr F Rhodes stated that for his development (of an extension plus one additional dwelling) on the opposite side of Market Street to the development had a requirement to ensure appropriate visibility splays which have not been shown in this development.

Mr J Coward stated that the calculations for parking spaces are based on similar developments which are situated in towns or urban areas so do not reflect a rural environment. He stated that an alternative access off the lane behind Bridge House is also given. He stated that the Government guidelines for development density is 30 units per hectare and this has 61 units on 0.6 hectare. He asked whether the Application is going to the Planning Committee as it would be over the threshold of replies. He advised that he has calculated that the footprint of the development is 3.8 times bigger than Bridge House. He stated that the units are to be affordable but there is no indication at what price they will be available to rent or buy.

Mr S Metcalfe stated that he thinks the developers have applied in for a massive development and if it is refused they will apply for a smaller development on the site.

Mr G Benson stated that Cumbria Highways have recommended refusal.

Mrs D Jones stated that very few people attended the consultation event and asked whether the developers would widen the Manorside access road or put double yellow lines outside Bridge House to improve the access as cars currently park on both sides of Manorside. The developers said at the consultation they would widen the road, but when the developers attended the Parish Council meeting they didn't say they would widen the road.

Mr C Mount stated a traffic counter on the road was installed in April so would not fairly reflect the traffic. Mr Rhodes advised this traffic counter was for his development. Mr Mount also asked

whether a new substation would be required. He stated that the bus service is limited (no buses after 2 pm) so residents who drive when they first move in will be stuck when they stop driving. He stated that a development of 18 units in Kirkby Lonsdale were to be affordable, but they didn't sell so 18 months later the classification was changed to general. He also asked if the Railway Bridge could be widened. He stated that the developers are looking for a cheap site.

Mrs M Mortimer stated that she lives in Marsh Gardens and the plan would result in the loss of parking for Marsh Gardens residents. She also stated that there are already problems with sewage and water supplies and United Utilities are regularly in that area.

Mr P Wearing asked how many Flookburgh people would want to move into the development. He also stated that developments which were intended provide affordable housing eg Allithwaite have now reneged on that arrangement. He stated that Cumbria County Council create road issues wherever they undertake work.

Mr G Broadhurst stated that he was born and bred in Cartmel, though has lived in Flookburgh, and is the only person born and bred in Cartmel who lives there.

Mr I Moore asked what happens next with regard to the application.

Mr H Jones stated that he is happy to help residents to respond online to the Planning Application.

The Chairman advised that an alternative site for this development has been suggested in the Coal Yard near to the Railway Station in Cark.

Mr C Mount stated that there was no access to Hospitals via train as the stations are distant from the hospital sites.

Mrs L Lambeth asked why would residents want this development somewhere else in the parish. She also stated that the flats are never fully owned by residents.

Mr J Torrence stated that the access to this alternate site was also unsafe. He also stated that if local couples or individuals move into the flats then a family move into their houses the population will increase even more.

The Chairman thanked residents for their comments and suggested that if they want to comment individually they can respond online or in writing to South Lakeland District Council.

17/123 **Planning Application**

The following Planning Application was considered:

SL/2017/0715 Land off Manorside, Flookburgh LA11 7JS. Erection of extra care residential development consisting of 61 apartments & communal facilities together with access, car parking & communal landscaped garden.

The Councillors considered the statements and opinions made by the members of the public and the relevant material considerations.

Councillor Airey stated that she had undertaken a survey of 100 local residents aged over 55 years and only 1 would consider moving into this type development if it was on a smaller scale. Of the residents surveyed the majority (50 to 60%) of these households have 2 cars.

Councillor Keith stated that there is insufficient parking at the Cark House development and there are always flats for sale.

Councillor Dawson stated that the application included proposals for 30 further houses on the adjoining site. He stated the extra demand for appointments on the GP Surgery would mean longer delays for all residents getting appointments.

Resolved The Council has no objection to appropriate development on this site but objects to this planning application on the following grounds:

Scale of development, Appearance of development, Design, Highways safety, Parking, Transport, Flood Risk, Arboricultural Impact, Structure, Local Demand and Loss of privacy.

17/124 **Date of Next meeting**

Noted that the next meeting of the Parish Council will be the ordinary meeting held at 7 pm on Wednesday 4th October 2017 in Lower Holker Village Hall.

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