

(Draft) 1 October 2018 – Ordinary Meeting
CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

At the Parish Archive Crosby Ravensworth 7:30pm.

www.crosbyravensworthparish.org.uk

Clerk to the Council: Christian Barnes, West House, Tenter Row, Crosby Ravensworth, Penrith, Cumbria, CA10 3HY. t. 07584 251 448, e. clerk@crosbyravensworthparish.org.uk.

- Present Councillors: Cllr D Graham, Cllr D Hewitt, Cllr V Holroyd, Cllr A Robinson, A Beatham, Mr C Barnes (Clerk).
Cllr W Pattison EDC/YDNP
7 members of the public were present
- Apols. Cllr M Archer (work)
- 068/18 The **minutes** of the meeting held on the 3 September 2018 were approved as a true record subject to an error in the numbering being corrected.
- 069/18 It was noted that there was an **error of fact** in minute **060/18 Public Participation** regarding Snow Drop Barn which read:

‘where the owner had been required by building control (Eden DC) to put in a window/fire escape but refused retrospective planning permission to do so (YDNP)’.

At the time of the meeting 3rd September, the YDNP had not determined the application and it was not clear that the window had in fact been required to be installed by building control. The council had relied on this information in choosing to support the application. It was **resolved** that in future where a planning consent was succeeded by subsequent applications on the same site during the same build that the council would examine the conditions applied to the consent before commenting.
- 070/18 There were no **DPI’s**
- 071/18 **Public Participation.** Cllr Hughes asked if there were any Highways issues that needed addressing. Councillors and Parishioners were reminded that the council had resolved to deal with highways issues directly through the responsible authority, Cumbria County Council. These should only come back to the council if they had not been dealt with appropriately by the County. Cllr Hughes asked to be kept informed of any developments relating to the consultation on the Quarry at Shap.
- 072/18 **Planning E/03/5B Snowdrop Barn**, Brackenslack Lane, Maulds Meaburn. Full planning permission for change of use of land to form residential curtilage; alteration of land levels; erection of shed for

storage of feed and plant and erection of extension to existing building to form chicken shed (retrospective).

One member of the public spoke to a written report agreed by four members of the community present. Appended. It was noted that they were in favour of the principle and detail of the development as set out in the first planning permission prior to the sale of the property to which numerous explicit conditions had been attached and all permitted development rights had been removed. A detailed officer report on E/03/5A for a YDNP planning committee meeting on the 9th October had been circulated prior to the meeting which recommended refusal of the previous application which the parish had supported. After extensive discussion the council decided TO OBJECT to the application E/03/5B because: The excavation of the curtilage was in breach of a condition attached to the original planning consent regarding archaeological survey. It represented a significant disturbance of the surface drainage affecting the general area. The work had been completed despite the fact that there were no permitted development rights attached to the property. The development represented a significant and detrimental impact on the setting of the building and the conservation area and the proposed siting of poultry sheds was very close to the existing watercourse raising the prospect of pollution. It was noted by Cllr Pattison that an enforcement report regarding this application and E/03/5A would be brought to the November Planning Committee of the YDNPA. The council's objection was not unanimous. 3 councillors supported the application, one voted in favour of the application and one abstained.

App 1.

073/18 **Planning** It was agreed that Cllr Pattison would investigate the issues raised in public participation as to the 'inconsistency' of the YDNP's approach at the last meeting and feed-back. The Chairman would write to him first with details concerning the actual and proposed developments in Crosby Ravensworth with which the council was concerned. Cllr Pattinson stated that his desire was to see the villages 'progress and not stagnate'. It was stressed that the parish was a working community and wanted to stay that way with a healthy school roll and a good community life. Some clarification was given as to the way in which local occupancy housing could be advertised.

074/18 **Maulds Meaburn Village Green.** The Chairman apologised that he had not been well enough to implement the reinstatement of the stepping stones. The reinstatement would, for licensing reasons, not now be possible until next June.
During recent storms a chestnut tree adjacent to the Lodge had part fallen into the curtilage of the property causing damage to the perimeter wall and garden. The Chairman and Cllr. Archer had cleared the wood from the property and prepared the brash for burning. Consent had been obtained from the YDNP to fell the remaining tree and it was agreed that the tree should be felled and all wood removed by North West Arboricultural Services as, being chestnut, it was not good for burning and would likely linger on the green if not cleared. The Chairman had asked a local waller to reinstate the garden wall. It was

anticipated that there would be other small costs associated with the restoration of the garden.

Cllr Archer had prepared a list of issues in respect of the green which was currently being reviewed by the Chairman. A member of the public resident in Maulds Meaburn raised concerns about the deteriorating condition of the green, particularly thistles, river border, mill race and sewerage in the area of Millrace. There was discussion of the funding of the Maulds Meaburn Recreation Ground Trust and the limited extent to which it was supported by residents of the village.

It was noted that the dredge of Maud Syke would go ahead in the immediate future.

- 075/18 **Shap Fell Quarry Consultation.** The consultation at Shap Fell Quarry had been attended by Councillors Holroyd, Graham and by the Clerk and with councillors' consent and input from Cllr Robinson. A response had been drafted by the Chairman and submitted. The council's general position was that it welcomed the withdrawal of the application to deepen the quarry and the principle of a scheme of restoration that retained the waterbody now established on site.

The response letter is appended.

App.2

- 076/18 **Bonfire.** William Tuer had again offered to help with the organisation of the Bonfire which would be held on the 5th November as usual. The Clerk and Cllrs Hewitt and Beatham would assist him. Cllr Hewitt offered to help with the clearing of the site afterwards.

- 078/18 **Bridge Widening.** County's plans for the widening of the bridge were noted with approval.

- 079/18 **Trees.** The council's approach to Rob Sim to act as an adviser on trees had again not received a response. It was **agreed** to put out an enquiry to two independent providers with a view to recommending an annual inspection of trees. The listing condition of the giant sycamore at Church Bridge Crosby Ravensworth was noted and it was agreed to have this appraised with a view to felling it once responsibility for and ownership of the tree had been determined. An opinion would be sought from North West Arborocultural Services when they visited to fell the Chestnut on MMVG.

- 080/18 **Footpaths.** The footpath alongside the wall of the church to the playground in Crosby Ravensworth required clearing to make it accessible to buggies and wheelchairs. It was **resolved** to approach county highways who had originally carried this work out, they would also be asked to deal with the potentially dangerous tree at Church Bridge and resurfacing church bridge to mitigate the risk of trips.

- 081/18 **Stoneworks Garth Road.** It was noted that the road had been formally adopted by Cumbria County Council.

082/18 **Old Police Station.** The tenant had given notice from the end of October. It was agreed that the Chairman and Clerk would visit the property with a view to appraising any works required. It was agreed to appoint an agent to let the property on the basis of a market rent accessible to a local family. It was not felt that it was legally possible to limit applicants to those whose children would attend the village school and it was noted that the trustees of the school had not felt able to impose this condition on their own properties. The Chairman would make enquiries of PFK and Cumbrian Properties. PFK had quoted a fee of one months rent and if full management was required 10% of the rented value per annum. A further report would be made to the next meeting of the council.

083/18 **Emergency Plan.** Funding for Sandbags had now been received it was agreed to approach the trustees of the school over their barn at Maulds Meaburn as a suitable store and the Village Hall in Crosby Ravensworth. ACT had a further fund of £150 which might be used to fund the provision of dry storage facilities.

084/18 **Next Meeting.**

- Agenda Items suggested as follows:
- Allotments
- MMVG Issues
- MMVG Registration of Title
- Tree Surveys
- Police House works/letting
- Bonfire clear up

12 November 2018 (Agenda Items to the Clerk by 5th November please)

Appendix 1

Written Statement given by four members of the public

1.10.19

Summary of comments from neighbours to CR Parish Council meeting re development of barn adjacent to [REDACTED] ([REDACTED])

All neighbouring residents support original plan E/3/05 (passed by YDNPA 4.7.17), the ethos of which is to restore what is described as a decaying undesignated heritage asset into a residential property, while maintaining its appearance as a building and its setting in the landscape. The plans were passed after long negotiations, and with explicit conditions regarding any further development. The neighbouring residents do not support developments outwith those stated conditions.

The conditions are numerous and relate to mainly the following:

- . No extension of curtilage (as per plan D.02 14.10.16)
- . No remodeling of existing land forms
- . There are no permitted development rights
- . No extra openings in the building other than the approved skylights
- . No alteration to existing outbuildings
- . To have minimal impact on neighbouring properties
- . There are other conditions relating to flood risk assessment, wildlife preservation (bats and swallows), light pollution and archeology.

Work to date has proceeded outside the conditions of E/3/05, and without further planning permission. Most notably, in May 2018, the excavation of several hundreds of tons of soil and stone from the rear (east) of the property, completely leveling an area roughly twice the footage of the barn, and outside the existing curtilage. A new 1st floor window has been created in the north elevation. Three new sheds have been erected within the existing curtilage on the west side. The existing outbuildings have been renovated with 3 new skylights and a small window installed.

New planning applications E3/05A (6.7.18 – part retrospective -new openings – “not yet decided”) and E/3/05B (19.9.18 – retrospective - change of use of land, excavation works to alter land levels, extension of curtilage and erection of 2 new sheds – “not yet decided”) have been submitted to YDNPA. The change of use of land seems to relate to an extension of curtilage fitting the area that has already been excavated. The proposed 32 sq m, 3.6m high agricultural shed for “feed and plant” is pictured on this recently excavated area. The 20 sq m proposed chicken shed is pictured on a further extension of curtilage to the west of the existing outbuilding (now labeled “piggery”) and close to the outflow of Brackenslack Ghyll. The proposed sheds are in addition to those already erected on the site.

We have no problem with the renovation of the existing outbuildings, which has been done in keeping with the ethos of the development. We do have significant concerns about plans E/3/05A and E/3/05B. We feel that these developments will significantly impact the appearance of the building in its setting, and from other parts of the village. There may be potential flood risk implications following the removal of so much soil. Neighbouring properties will be affected by altered and obscured views, and a very different “feel” and appearance of the property.

As the development continues one step ahead of applications for permission, it seems that we are looking at a the development of a smallholding with numerous outbuildings, and we are left wondering, “What’s going to happen next?” This all flies in the face of very carefully negotiated plans to sensitively restore this property and provide a new and very attractive dwelling in the parish. We, perhaps naively, assumed that it would be developed according to the original plans and conditions, and welcomed this, along with our new neighbours. We are all disappointed that it has not progressed in this way, and as stated above we do not support any development outside the original plan E/3/05. We hope the Parish Council will understand our concerns.

Residents of [REDACTED] & [REDACTED] Maulds Meaburn

Appendix 2

PC Response to Shapfell Quarry restoration consultation.

22 September 2018

Shapfell Quarry Consultation
Turley
1 New York Street
Manchester M1 4HD

Shapfell Quarry

Public Consultation – Revised Restoration Plans – September 2018

Firstly, may we say that the withdrawal of the planning application for further extraction at Shapfell Quarry comes as a great relief to the Parish Council and the many members of the community we represent.

Moving on to the Public Consultation on revisions to the original restoration plans we would like to raise the following issues:

1. Has it been proved that the stabilised water levels in the quarry are optimised for the Lyvennet catchment and that there are no consequential negative impacts?
2. There is no mention in the consultation document about securing access to the high vertical rock faces around the water in particular? We are aware that some local teenagers have already been using these locations for water 'bombing' or 'tombstoning'.
3. How are aspects of safety to be managed with the deep water body?
4. Why do the restoration plans need to be phased over 18 years? This appears to be linked to the utilisation of a waste product from the plant washing process for restoration basically providing a tip for production waste.
5. There is no indication or mention of the control measures to be put in place to avoid these processing wastes entering the waterbody through wash off from the restored areas during restoration or from the proposed bare ground.
6. What measures are in place to ring fence the full restoration costs for the duration of any final plan?
7. There is mention that the existing access track is to be reduced in width to 3m but no detail on the proposed restoration on the remainder of the haul road.
8. The planting of native woodland appears limited in scale. An increase in this would surely support greater biodiversity.

Crosby Ravensworth Parish Council is supportive of the restoration plan and in agreement generally that it will improve and enhance the area.

With regards the active role in our community the Parish Council will consider at its next meeting any opportunities for Tata Steel to contribute to community projects in our area. We note that your examples highlight support for projects north, south and west of the plant but nothing in east area.

Finally, we would like to be kept updated on progress with your plans and the Section 73 applications.

David Graham
Chair, Crosby Ravensworth Parish Council

DRAFT