

**5<sup>th</sup> August 2019 - Ordinary Meeting**  
**CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY**

**[www.crosbyravensworthparish.org.uk](http://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](mailto:clerk@crosbyravensworthparish.org.uk).

At Crosby Ravensworth Parish Archive at 7:30pm

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Present      Councillors: Cllr D Graham (Chair), Cllr. J Raine , Cllr V Holroyd, Cllr A Beatham,  
Cllr D Hewitt, Cllr J. Taylor, Cllr R. Mclvor & Mr C Barnes (Clerk).

3 Members of the public.

Apols.        Cllr N Hughes CCC.

061/19        There were no **Declarations of Pecuniary Interest**.

062/19        The minutes of the meeting held on the 8 July 2019 were approved as a true  
record subject to minor amends.

063/19        A **matter had arisen** in connection with the resolution made at the previous  
MMRGT       meeting 057/19 regarding the council's mandates. The online procedures for  
amending the Nat West mandate was unacceptable to councillors in respect  
of signatories' security. It was agreed that account mandates would have the  
following signatories:

1. Cumberland Account Current (DH/RM/DG/CB)
2. Penrith Building Soc. Police House Reserve (DH/RM/DG/CB)
3. Penrith Building Soc. General Reserve (DH/RM/DG/CB)
4. Penrith Building Soc. New Account in the name of the Maulds  
Meaburn Recreation Ground Trust. (DH/RM/DG/CB).

It was resolved to close the Nat West Maulds Meaburn Recreation Ground  
Trust account and open a deposit Account in the name of the Trust at the  
Penrith Building Society.

The clerk would prepare paperwork for the next meeting.

063/19        **Public Participation.**

A member of the public (The applicant) spoke in connection with the  
proposed development at 1 Stepping Stones discussed in the previous  
meeting (050/19).

He stated that an anonymous 'poison pen' email regarding the development  
1 Stepping Stones had been widely distributed in the parish immediately after  
the meeting. It was said by the applicant that the email was factually  
inaccurate and misleading. It was claimed by the applicant that as a result of

the anonymous email 15 letters of objection relying on the statements it contained had been received by the National Park.

It was said by the applicant that this anonymous email had been forwarded to Sandy Lancaster of the Yorkshire Dales National Park/Eden District Council by Cllr Mclvor. It was said that as a result of his approach she had decided to call the application in. Cllr Mclvor disputed that he had forwarded the email and asked for clarification. He pointed out that he had in fact not objected to the removal of the conditions and had seconded the proposal not to object.

The applicant was asked for confirmation that his original planning permission had expired on the 22<sup>nd</sup> July. He replied that he had made a start and (thereby) secured his planning permission.

The applicant was asked how it was possible to make a start without satisfying the conditions necessary prior to any development. He replied that he had met all of the conditions from Eden and had started development before the expiration of the original planning permission.

A letter from the applicant was read out and is appended.

It was RESOLVED that there were two outstanding issues: 1. Regarding the boundary of the property and whether or not construction was proposed on the Village Green. It was DECIDED that Cllrs Graham and Raine would meet with the applicant on site to establish the facts. It was agreed that this was not a planning matter and would therefore have no bearing on the planning committee proceedings at Yorkshire Dales scheduled for the 13th of August. 2. The issue of carparking and access over the green would also be discussed on the occasion of this meeting.

Cllr Taylor wished to make it absolutely clear that there was concern about the inappropriate nature of what was said in the anonymous email. Councillors were in agreement that the contents of the email were to be deplored. Cllr Raine pointed out that the previous meeting had been convened in Maulds Meaburn Village Institute in order that residents could conveniently be present for the discussion of the two Maulds Meaburn planning applications being considered. In her view it was disappointing that residents and objectors who had subsequently written to the National Park had not been present to make their views known.

064/19

**Planning** (E/03/41 Land adjacent to the Village Hall, Maulds Meaburn Approval of reserved matters following outline permission S/2016/460 granted on 22.09.2016, for the erection of 3 no. dwellings and associated access and parking)

It was RESOLVED to object to the application on the following grounds: Highways Issues (1.), Capacity of Physical Infrastructure (2.), The effect on the Maulds Meaburn Conservation Area (3.). It was felt that the proposals were of generic type that would have detrimental impact on the conservation area.

Councillors felt that conditions to address/mitigate the impact should address the following concerns:

- (3.) Specification of Local (recovered Westmorland Slate).
- (3.) The use of 'Random' Local Stone in facing the buildings (Limestone or Yellow Sandstone)
- (3.) The negative impact of the proposed white UPVC doors and window frames (It was noted that the drawings showing coloured doors and the materials descriptions were at odds).
- (2.) A requirement that surface water must be retained on site to avoid any excessive run off on to the roads in an area that was subject to downstream flooding. The use of self-draining materials on the hardstanding/carparking should be a condition of a consent.
- (3.) The block paving colour should reflect local material.
- (1.) 6 parking spaces were deemed to be inadequate and would lead to parking congestion in the area of the Maulds Meaburn Village Institute. It was felt that some proposed garden space should be sacrificed to provide this and that an alternative arrangement of spaces could be more efficient.
- (3.) Rainwater goods should be specified that were in keeping with the conservation area.
- (3.) It was felt that the uniform door canopies as proposed would make a detrimental impact on the conservation area and that a variety of types and shapes including V shapes like that on Hill House (Gable porch styles would add variety and pick up themes from other houses in the village).
- (3.) It was felt that the front boundary should be a drystone wall bearing in mind that this type of boundary was in use throughout the settlement adjoining the green which was grazed by animals who could have easy access to the back of the properties. The front boundary wall was originally a drystone wall.
- It was felt that the development should include Swift and Bat boxes.
- It was noted that drawings 04P8 and 6047.01 were at odds.

- 065/19 It was noted that Crosby Hall intended to refurbish the ford giving access to the property. Consent would be required from the Environment Agency and YDNPA Planners.
- 066/19 It was RESOLVED not to have a stand at the Crosby Show.
- 067/19 Cllrs Hewitt, McIvor and Raine would attend the Western Dales Parish Forum on Thursday the 17<sup>th</sup> October at Orton Market Hall 7-9pm.
- 068/19 It was RESOLVED to adopt the 'Code of Conduct' subject to a minor correction affecting sense. The clerk would circulate councillors with a link to the District Councils procedures for instigating a complaint under the code and ensure that this was accessible on the council's own website.
- 069/19 Date of next meeting 2 September 2019.
- 070/19 A councillor raised an issue regarding regular fly tipping of builders' waste in the Reagill area for a future agenda.

## Appendix 1

### Correspondence from Michael Archer, Kim Mawer

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Letter to the Parish Council 5/8/19

1 Stepping Stones  
Maulds Meaburn  
Penrith  
Cumbria  
CA10 3HN  
5/8/2019

Dear Christian,

Please find below a letter regarding our deep concerns regarding an anonymously written email that has been circulating in the community. The email was forwarded by councillor Rob McIvor to the Yorkshire Dales National Park elected member: Sandy Lancaster.

We would like to feel we live in a community that values openness, integrity and justice. Written anonymously and in a prejudicial manner this email is highly emotive, misleading and factually incorrect.

We would like to make various points below regarding the content of the email.

- There are multiple references to the planning application as having been slipped through, entered by the backdoor, or Eden District being powerless to oppose, all of which are inaccurate. I have followed all and every due procedure and this is documented throughout. I have also sort to engage with the PC in a respectful clear open & constructive manner at each step of the way. I am greatly saddened to hear comments portraying me in an entirely different light and consider this to be deformation of my character and my architectural practice.
- The design for the house itself is misrepresented and a drawing, which was meant for a specific purpose, ie showing run off of surface areas of proposed and existing development on the same page. The image has been used to represent the proposed design. This makes the building look like a shed! In actual fact it is very traditional and similar too many buildings in the village, including the one on the other side of Dent Bridge the police station. It is to be built using local stone and sawn sandstone surrounds with Westmorland green slate.

The design includes the following environmental credentials,

1. Designed to code level 6 for sustainability ie the highest levels or Passive house
  2. Low energy lighting and appliances
  3. Rainwater harvesting
  4. Air source heat pump
  5. Stone swift boxes and eaves to accommodate swallows.
- The email states that the conditions placed on the development are unusually onerous and indicates this was a means of stopping the development. I have spoken with the case officer involved who assure me that this is not the case and it is common to have such conditions in his experience in EDC planning.
  - There is no intention of building or parking on the village green. I would like to invite the chairman of the Parish Council to my property to dismiss this claim once and for all.
  - I would respectfully request that the Parish Council include a copy of this letter in the minutes as a record of our strong objection to this anonymous email.

Yours sincerely,

Mike Archer & Kim Mawer

