

7th September 2020 – Ordinary Meeting of the Parish Council

CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

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.

Via Zoom video conference at 7:30pm

Councillors: Cllr D Graham, Cllr. J Raine, Cllr D Hewitt, Cllr V Holroyd, Cllr J Taylor, Cllr R McIvor, Mr C Barnes (Clerk).

No members of the public attending.

Apols. None

029/20 **Welcome**, Councillors were welcomed to the meeting. There were no declarations of Pecuniary Interest. Concern was expressed that Cllr Beatham may not have been able to join the meeting as no prior apologies had been given and he was a reliable attender. The Clerk had been contacted by Cllr Beatham and had called at his house prior to the meeting (no one was home). He would check that Cllr Beatham was able to participate in future video conferences.

030/20 **Public Participation**
None.

031/20 The Chairman was authorised to sign the **minutes** of the previous meeting held on the 28 August 2020 as a true record.

032/20 **Planning** E/03/15A/LB Holesfoot, Brackenslack Lane, Maulds Meaburn. Listed building consent for internal alterations and for the installation of an external downpipe to the south east elevation.

One councillor hadn't been able to access the planning applications on the Yorkshire Dales National Park Website. It was noted that applications were available only through the archive site. That councillor would not be commenting on the Yorkshire Dales National Park Authority Planning Applications. The Application was supported, and it was noted that it would have minimal visual impact to the exterior.

033/20 **Planning** E/03/15 Holesfoot, Brackenslack Lane, Maulds Meaburn. Full planning permission for installation of 180kW biomass plant within existing steel framed outbuilding, modified by the addition of a flue pipe, loading hatch and double doors.

The Application was supported. It was noted that the proposed development would bring back into use an existing structure and have minimal visual impact. It was agreed that the systems involved were good environmental solutions.

034/20 **Planning** E/03/31 A The Sun Hotel/Sun House, Crosby Ravensworth. Householder planning permission for application of wet dash render to south west facing wall and replacement of existing UPVC door to utility room with composite door.

The application was supported, it was noted that the application would have minimal visual impact being completely hidden and was complementary to recently

completed and consented works.

- 035/20 **Planning** E/03/53 Ashdale, Silver Street, Crosby Ravensworth. Householder planning permission for erection of rear sun lounge extension and replacement garden shed to house office/study.

The application was supported. Amended plans were noted and welcomed being an improved design. It was noted that the proposed development was of a similar scale to that recently carried out at the semi-detached property next door and would balance the two houses.

- 036/20 **Planning** 20/0500 LAND BETWEEN FERN BANK AND EAST VIEW, REAGILL, PENRITH, CA10 3ER. Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 18/0238.

The Parish Council Objects to the application. As this is a reserved matters application the objection is not to the principle of development. The objection relates to the proposed management of drainage on the site and the absence of design detail regarding the footpath that runs through the site between Phase 1 and Phase 2 (This development is Phase 2) which should be protected, varied or given proper treatment in the application (Prow Number: 319085). The proposed development sits on impervious clay with a watercourse running through it which was culverted under the road. Councillors were not persuaded that the proposed management of foul and surface water drainage on the site (pumping water uphill to locations above and to the west of the site) was a credible or sustainable proposition. It was felt that planners should be satisfied that drainage proposals were workable before giving consent. It was noted that there was no reference to the archaeological survey. It was felt that the planning committee would benefit from a site visit before determining the application.

- 037/20 **Planning** 20/0482 WINTER TARN, NEWBY, CA0 3EW. Roof over a midden. No objection.

- 038/20 **Planning** 20/0474 WINTER TARN, NEWBY, CA10 3EW. Erection of cow shed with covered feed area, part retrospective.

The council had been notified of the development on the 22nd July (too late for the matter to go to the 'in person' meeting scheduled for the 4th August, the agenda had been published on the 14th July). The application had been determined under delegated powers on the 4th September – only six weeks later. It had been carried forward to this agenda without a request for an extension but determined early under delegated powers between the publication of the agenda and the meeting and before the council had responded. Construction had again been commenced on the development before the planning application had been lodged.

Had the council had the opportunity to respond it would have objected to the application.

The quality of the recent planning applications at Winter Tarn have been poor relative to the applications made by others in the Parish and have not in the council's view met the standard required (basic details missing) for validation by planners, proper decision making and consultation or been of equivalent quality to

those required of equivalent householder developments or those submitted by other local farm businesses in the parish. It was felt that this was unfair treatment by planners to those who were respectful of the planning process. The farm had on more than one occasion 'jumped the gun' on development using the planning process retrospectively to seek to regularise developments that had already taken place.

One of the consequences of this was that the management of materials and resources on site had been displaced by development and machinery needed to be stored offsite on the fields across the road from the farm. Planners had lost the opportunity to 'control' the development on behalf of the public interest in the Highway by placing conditions on consents relative to the management of development sites.

Further applications were anticipated given the level of investment in the farm and it was agreed to raise these concerns with the planners directly in order that they could be addressed in future applications.

With farm vehicles displaced from the yard to the road in the course of farming the road had become dangerous in regard to mud, debris and to potholes. The farm was taking no measures to mitigate the risks posed by mud and debris by allowing the road to go uncleaned. The condition of the road at Winter Tarn had been the subject of prior complaints since the beginning of the current tenancy and correspondence had previously been sent by the Highways Authority who had powers under the Highways Act to remediate the situation.

Given that the condition of the road was so bad at the end of Summer councillors speculated that the situation may deteriorate still further in Winter.

039/20

Dangerous and Dirty Condition of Road at Winter Tarn

The council had received a new complaint from a resident of a neighbouring parish who used the road outside Winter Tarn for cycling which had been referred to the Highways Authority. The council had previously made representations to the Highways authority following a written complaint from another parishioner after damage to a car.

It was RESOLVED to raise the issue of the dangerous condition of the road: Impacted mud (skid risk), debris and potholes caused by the manoeuvres of Heavy Machinery/Vehicles with the Highways Authority (again) and in addition to write directly to the owners requesting the regular cleaning of the public road as public amenity was being lost.

040/20

Westmorland Dales Funding. Cllr Holroyd had raised this issue following a request to the Westmorland Dales Partnership to fund the printing of additional walking leaflets as stocks were low. The partnership had suggested that a larger application @ £5k might be made. It was AGREED to contact the Partnership with a view to arranging a visit. It was felt that seeking funding for a specialist survey of the watercourse including weir and mill race gate would provide the detail required to allow future contracting of works. The survey could be carried out this year with works programmed for the summer of 2021. In recent years the council had acted to restore the stepping stones and dredge Maud Slack Syke after Desmond. This work had been carried out on an ad-hoc basis.

- 041/20 **Yorkshire Dales National Park Authority Local Plan 2023-2040, Consultation No.2 – Exploring our options – ‘Ambitions’.** It was AGREED that this consultation was not intended for Local Councils as they were not included on the consultation list. Councillors questioned whether the consultation was genuinely a consultative exercise. It was RESOLVED not to respond.
- 042/20 **Phone Box Crosby Ravensworth,** no firm proposals had been received from the individuals who had expressed interest in adopting/repurposing the phone box in Crosby Ravensworth. The Phone Box was in poor condition. It was felt that ultimately the costs and liabilities of the phone box including the costs of decommissioning and removing it would fall back on the Parish Council if the phone box was not removed by BT. The box was not suitable for a public access defibrillator as there was no reliable phone signal nearby. First Responders preferred the location of their existing defibrillator and the Village Shelters were well used for the kinds of purposes envisaged for the phone box. It was AGREED to support its removal.
- 043/20 **Diseased Ash Tree, Tenter Row.** The Clerk would report back after speaking to the Councils Arborealists who had not completed this year’s tree inspections. He would be meeting the Yorkshire Dales Arborealist this week and would explore what avenues of support were open from the National Park.
- 044/20 **Maulds Meaburn Village Green.** A complaint by a resident regarding sheep muck had been made to a councillor. It was agreed that the green was not over grazed or overly dirty. It was a grazed green and councillors AGREED that no action was required. The conditions of the licence regarding numbers was:
‘To keep the appropriate number of sheep on the Green having regard to the productivity and drainage so as to prevent poaching or other damage to the sward.’
It was felt that the complaint was not justified.
- 045/20 **Date of Next Meeting.** 5 October 2020

<ends 21:00>

Councillors were advised of the proposed closure of the bridge in Crosby Ravensworth to repair strike damage starting on the 21st September for 5 days.

This was Cllr. Taylor’s last meeting he was thanked for his service to the council.