

**Minutes of the
Burton-in-Lonsdale Extraordinary Parish Council Meeting
Held at 7.30pm, Thursday 7th March 2023
in the Village Hall, Burton in Lonsdale**

**Present: Parish Councillors: Peter Thompson (Chair), Mike Biles, David Taylor, Ian Wardle, Belinda Strickland, Alan Coulthurst; District Councillor Stuart Handley
60 approx. members of the public**

The Clerk was in attendance

The Chair stated that the meeting would be recorded; members of the public may record the meeting if they wish.

The Chair explained that the purpose of the meeting is to consider Planning Application Number: 2023/24730/FUL for Development of working farmland to include No.8 new holiday accommodation units and associated site entrance, service area, access roads, parking and landscaping at Land South West Of Burton In Lonsdale, which he said is a large development for the size of the Village.

The Chair informed those present that the closing date for comments on the application has been extended by a week to 28th March 2023.

He thanked members of the public for attending the meeting, which it is hoped, will assist the Parish Council to understand clearly the views of the community towards the application.

He reminded members of the public to be respectful and polite and to keep remarks to under 3 minutes.

He introduced Gordon Blunt, Architect who is the agent representing the applicant and asked members of the public to address any questions for him via the Chair.

182/2022 Apologies

- a) Apologies were received from Councillor Spedding
- b) Reasons for apologies were approved

183/2022 Code of Conduct and Declaration of Interests

To record Councillor's Disclosable Pecuniary Interests relating to this Agenda or a matter in which a member has another interest, changes since previous disclosure to Craven District Council.

Resolved: No declarations of interest to be declared.

184/2022 Public Statements and Questions

Twenty-two members of the public spoke at the meeting, asked a variety of questions, and expressed a number of concerns regarding the planned development. In summary points raised were as follows, with any responses of the representative of the applicant (the Agent) in blue:-

Planning Process

- A member of the public asked how much say local people would have in the planning process. *The Chair advised that there is good advice on Craven District Council's website about how to comment on an application, and on the areas that are likely to make a difference. The planners will decide if the application is legitimate. He stressed that all comments and concerns should be made to the planners via the planning portal.*

Increased Traffic

- Several expressed concern about increased traffic at the entrance to the site – the entrance is on a narrow lane and vehicles already have to reverse to make way for oncoming traffic

Agent – does not believe the increase in traffic will be significant. Any concerns will be addressed after consultation with the Planning Department

Proposed Use of the Units

- The Agent was asked if the units would be for sale or to let
Agent – the units will be residential and for holiday lets
- A view was expressed that sufficient holiday accommodation is already available in the Village and surrounding area and that the development is unlikely to benefit the village economically
- Holiday lets are potentially unoccupied for half of the year – this could lead to antisocial behaviour
- The units would add to light and noise pollution and extra vehicles

The design and size of the units

- The units are tall – taller than the surrounding trees
- The style of the units does not fit with the local vernacular

Work on the Site

- Several speakers were unhappy that hard-core has already been brought to site to build an access road to the proposed site, and mains water has been connected to the site. Work is being carried out on the site before the application has been considered.

Sewerage

- The question was asked as to why the units will not be connected to mains sewers. There was concern that sewage treatment could result in discharge into the river.
- A member of the public who is an independent building inspector advised that he inspects this type of treatment plant regularly. He stated that in his view the material discharged into the river is unpolluted water and also in his view the treatment plant would not impact the River

Electricity connections

A member of the public questioned whether the electricity required by the scheme would put pressure on the electricity network to the extent it would cause further outages in the Burton area.

Environmental and Ecological Damage –

- The importance of the site ecologically was a concern expressed by several speakers
- A member of the public said that Old Wood is an ancient woodland and that areas are subject to landslip. He asked if a Geological survey had been carried out.
The planners have not asked the applicant for a geological survey
- The question was asked about environmental damage – is there time to produce an environmental impact statement
- It was felt that more care must be taken to protect the environment
- A member of the public asked if the road, which has already been constructed, has been included in the environmental impact calculations.
The agent advised that it has
- A member of the public mentioned that the site has SINC (Site of Importance for Nature Conservation) status
- Can Lune Rivers Trust help? *The Chair advised that the Council has approached the Lune Rivers Trust.*
- Use of concrete will contribute to climate change

Archaeological Importance

- A member of the public asked if any work had been done on the archaeological significance of the site and its heritage. *The Chair had seen a reference to the boundary of the site being 250m from motte and bailey, but felt it was not clear where the boundary of the motte and bailey is. Some investigation is needed*
- A specialist from York University had previously visited the site and suggested the site may have been occupied by humans since Roman time

Visibility

- The units will be clearly visible from the footpath across the river which is a popular and well used route to Clifford Hall, the Big Pool and the beach
- The buildings are spread over a long distance and are prominent in the landscape

Setting of precedent and creepage

- Concern was expressed that if the development goes ahead it may set a precedent for future developments
- The boundary of the Village is currently well defined and building beyond it may result in creepage
- Stopping the creation of a precedent is most important

Series of Applications

- The Chair asked if this planning application is one of a series
The Agent advised that it is an Application in its own right

185/2022 District and County Councillors updates

District Councillor Stuart Handley reiterated that comments and concerns should be sent to the planners via the planning portal, or by letter to the planning department. He advised that the new North Yorkshire authority would deal with applications from 1st April.

186/2022 To consider appointing a consultant to give a professional opinion on the planning application at a maximum cost of £2000

- Two consultants have been approached
- The aim would be to compare the application to Craven District Council policies and planning legislation
- Councillors considered the spending of ratepayers money for this purpose and whether further spending may be needed later

Having considered, it was **Resolved** to appoint a consultant with a maximum budget of £2000

187/2022 To consider the Parish Council's response to the planning application

The Councillors gave individual responses to the planning application:-

Councillor Wardle -

- asked about disabled access
The Agent advised that development of the site would give the disabled access to green space. Two of the units would have disabled accessible bathrooms and bedrooms

- He also asked if the developer had a licence to tip rubble at the site

Councillor Strickland - has 36 concerns about the development covering:-

- the visual impact
- Access to the site
- The environmental impact
- The economic impact
- Future creepage

She asked for a show of hands to assist in reflecting the views of the Village in the Parish Councils response to planners. More than 90% of the members of the public present indicated that they were against the planning application,

Councillor Thompson –

- asked whether there are plans for air source or heat source electricity, or any provision for charging electric vehicles

The Agent advised that they would wait for the planning authority to ask for more information about this

- Councillor Thompson also asked about fencing to the access road –would both sides be fenced

The Agent advised that both sides of the road would be bordered and the sides will remain agricultural land

- He also asked what provision there would be for outside space and play

The Agent advised that this has been restricted to reduce noise outside

Councillor Biles shared the concerns expressed covering –

- Heritage and the environment
- The lack of economic benefit to the Village
- Creepage
- Felt any development should be within an overall plan

- Encouraged everyone to submit feedback to planners
- Councillor Taylor –
- Agreed with many of the questions asked and didn't feel they had been satisfactorily answered
 - In particular relating to ecological damage and waste water

The Parish Council **Resolved** to respond to the planning application based on a review of –

- the views of the Parish Councillors
- the views expressed by Burton residents,
- the Consultant's report
- the view of professional organisations e.g. the Lune River Trust

188/2022 The Chair thanked villagers for coming to the meeting and raising their many comments and concerns. He reminded everyone to comment on the application via the planning portal and advised that the Craven District Council website includes advice on how to comment effectively. Comments can also be emailed to the Parish Council email address. He added that those residents in the Village who are not in favour of the scheme may choose to set up a petition, but that the Parish Council does not propose to lead a petition.

189/2022 **Date & time of forthcoming meetings**
16th March 2023: Full Council Meeting
13th April 2023 Finance Committee Meeting

The meeting closed at 8.45 pm

Signed

Dated