

**Minutes**  
**Burton-in-Lonsdale Parish Council Meeting**  
**7.30pm Thursday 11<sup>th</sup> March 2021**

**Convened under** The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020; 7<sup>th</sup> April 2020 to 7<sup>th</sup> May 2021

**Venue:**

<https://us02web.zoom.us/j/84531139835?pwd=WmdTV3VmMXpRY0RDMEI4czNvSXBTUT09>

tiny url: <https://tinyurl.com/44d5n7zr>

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**Present:** Councillors Handley, Mason, Sedgwick, Shaw, Tate and Thompson (Chair); County Cllr. David Ireton, District Cllr. Linda Brockbank, 7 members of the public.

**In attendance:** the Clerk.

**97/2020**    **Code of Conduct and Recording of Disclosable Pecuniary Interests**

To record Councillor's Disclosable Pecuniary Interests relating to this Agenda and any changes since the previous disclosure to Craven District Council

The Chairman, Cllr. Thompson declared he had no pecuniary interest in the agenda items, however, he declared he has been closely involved with the planning applicants during the last 18 months or so.

**98/2020**    **Public Questions** or Statements

The Chairman suggested any questions be dealt with during the discussion about the next two agenda items.

Since receipt of the application, it has become apparent questions have centred around specific themes, namely:

- Highways matters, including safety, parking, etc
- Waste water treatment, number bathrooms
- Room sizes
- Local occupancy rules
- Utilities provision, including renewable energy

**Resolved**

Any questions regarding the next two items be dealt with during the discussion.

**98/2020**    **Planning Application 2020 / 22109 / FUL:**

Construction of twelve dwellings with landscaping, infrastructure, associated works and off-street parking on allocated site.

Location: Land At Richard Thornton's School, Burton In Lonsdale, Carnforth, Lancs., LA6 3JZ

The Chairman invited participants to put their questions on the items above, and any other questions that might come to mind.

- a) Highways/traffic matters: questions raised, comments, responses
- i) Number of related vehicles and housing density
- Observation: the housing density appears greater than for the rest of the village.

The Chairman reminded the meeting the survey conducted in 2019 indicated smaller homes might be preferable; the Craven local

development plan suggested a site density of 15 dwellings including the old building/former school house.

To be confirmed: “affordable” definition: refers to affordable to rent, rather than buy. Nine of the properties would be sold at market value, three would be sold to a regulated provider (e.g. Yorkshire Housing) at a price determined by Craven District Council, subsidised by the profit on the first nine properties. Shared ownership is a relatively new concept which might be considered.

- Confirmed by Cllr. Brockbank:
  - if fewer than 11 houses on the site, the “affordable” houses may not be allocated to Burton, as the money involved goes to Craven District Council, not Burton in Lonsdale.
  - rental properties on the site: first choice would be given to Burton residents; if not taken up, then offer made to people beyond Burton parish.

ii) 20mph speed limit, junction with A687

- NYCC to be requested to consider making 20mph signage larger to ensure road users more aware of the 20 mph limit/location adjacent to the access road to the site
- To make junction access/exit safer/easier both from east and west by limiting parking on the main road near the entrance. There doesn't appear to be anything from NYCC for this provision. The footpath may have to be moved back
- To employ the parish vehicle activated sign (VAS) on a regular basis to monitor traffic speeds

iii) Parking spaces both next to houses and outside on main road

- Concern expressed about parking for both residents (currently 12 homes, 10 garages, 3 spaces in front of the “affordable” houses) and visitors – any provision away from the A687 main road for visitors?

Further discussion included comments:

- If there were fewer houses, car parking might be easier, however if the houses were larger, they are less likely to be “affordable”. The “affordable” housing provision is triggered by the number of other houses, in this instance 11 houses will trigger a provision of 25% ie 3 of which would be “affordable”.
- The parking for the former school house appears to be closer to the road; fewer houses might mean fewer cars.

b) Design, room sizes, occupancy

- Comment: the design resembles that of houses recently built on A687 Ingleton, which appear to be rather small, possibly resembling holiday homes. Could there be a condition that the houses are used for permanent rather than holiday occupation, as there are enough holiday homes in Burton.
- Information re national rules on space standards circulated to councillors prior to this meeting; the space size will be closely linked to building regulations.
- It was confirmed houses would be 85sq metres (vs the national minimum of 70 sq metres); apology from applicant, as architect had submitted plans without scale, making it difficult to judge

sizes. (NB indicates a building approx 10m x 8.5m – to be confirmed.)

- Local occupancy conditions: this would probably be in the District Council's remit. Cllr Brockbank advised it could work against potential buyers as, in the past, mortgages have proved difficult to secure against a property with a local occupancy condition on it. If the housing is in the "affordable" or shared ownership sector, it would depend on how the finance is arranged; finance might come with limits. Enquiries could be made at CDC Planning.
- Cllr Ireton indicated the council tax policy on primary homes is unlikely to change. The Yorkshire Dales National Park Authority has considered increasing council tax by 50 % on holiday homes; it would need a change in national policy for it to be included in the Local Plan. Ideally houses should be sold to owner-occupiers, not holiday makers. It is understood CDC council tax increases by 50% on empty homes.

c) Waste water treatment

- The plans show both water supply and waste water system; waste water is treated on site using a package system, using air and compression techniques; the outflow will go to the water system joining the mains (not defined in this meeting). The operation is similar to that used at the Clifford Hall site. The site's outflow was changed in 2014 (but not clear where on plans)
- Comment: the foul water appears to be going into the existing sewer system; confirmation of outflow required from CDC: that it will go into main sewer.

d) Utilities and renewable energy provision

- Would there be sufficient water/electricity supply for the site; would there be provision of eg solar pv for energy generation? The applicant confirmed the water supply will be checked by Building Control; previously he has been assured it will be sufficient. Solar pv panel provision is not included in current plans, as the buildings would be built to a certain cost, which does not include solar pv panel systems.

A general discussion about the entire site covered both the former school house (a separate planning permission) and the application under discussion in this meeting.

- It appears the prospective agreement to lease the school house has fallen through; what will happen next? The applicant confirmed the school house is being offered to other providers and there has been some interest; it is hoped to get an agreement in the next few months. The restoration of the building fabric is now almost complete. It is still intended to be an educational facility.
- What has happened to the Deed of Covenant relating to the site, restricting the use to educational purposes? It was confirmed the covenant ceased to have effect once the site was sold. The applicant confirmed there is no covenant.
- Could the Class D planning restriction be lifted? The Chairman said this applied to the former school house; the current application applies to the rest of the site, to which it appears there

is no such restriction.

- A councillor observed that, should the former school house no longer be required for educational purposes, it would be possible to develop it into residential property, once the Class D condition was lifted.

The Chairman thanked everyone for their contribution to the discussion, it was proposed and

**Resolved**

A copy of the minutes be sent to all meeting attendees and a list of comments be submitted to Craven District Council.

**99/2020 Planning policy INF3 Sport, Open Space & Built Sports Facilities**

Possible development contribution directly attributable to open space, play, sports pitches, civic spaces within Burton in Lonsdale.

Sites and/projects for consideration to be included in any future Section 106 agreement

The Chairman explained the Section 106 provision is a development contribution negotiated between Craven District Council and the developer. It is estimated that there will be approximately £47,000 available to Craven District Council, of which approximately £11,000 will be offered to Settle Swimming Pool, and £36,000 will be offered to Burton in Lonsdale.

Thus far ideas from the Recreation Committee have included: refurbishment of the Multi Use Games Area (MUGA), drainage works to the Recreation Field, and external equipment storage for the Sports Pavilion. The Chairman invited additional ideas from the meeting.

It was commented that re-surfacing of the MUGA is a priority, due to its poor condition.

Question from the public: could the money be spent elsewhere in the village?

Response: as long a project fulfils the Section 106 criteria, it is eligible for consideration. The Village Hall Committee is invited to submit a proposal.

A councillor expressed disquiet about this process and insisted all planning conditions should be adhered to as a condition of the grants.

A member of the public pointed out the bike track is in need of some repairs; the Chairman gave assurances this is in hand, as a resident has come forward and volunteered to assist with any work required. The bike track is mainly used by younger/smaller children.

**Resolved**

To forward to Craven District Council a list of proposals, including any from the Village Hall Committee.

**100/2020 Date, time and venue next Full Council meeting**

**Resolved** 7.30pm, Thursday 25<sup>th</sup> March, 2021

The Chairman thanked everyone for their contributions to the meeting.

The meeting closed at 8.52pm.

**Signed** .....

**Dated** .....