

**CASTLE CARROCK & GELTSDALE PARISH COUNCIL MEETING
Friday 16th Sept 2016 8:00pm Watson Institute**

MINUTES

Present: Cllr. Devereux, Cllr Widdowson, Cllr Low, Cllr Holland, Cllr Knight, Cllr Wright, Cllr Johnstone,

In attendance: Cllr Bill Graham (County Council, Cllr Doreen Parsons (City Council), Tricia Meynell (Clerk), Alison Waugh-Goodchild, Jennie Thompson, Alison Laithwaite

Prior to the commencement of the meeting members of the public were invited to talk about the planning application 16/0771. Mrs Thompson noted that the road planned into the development site was directly opposite her house and will cause problems with traffic which is already an issue when turning in and out of her driveway. The extra junction along Rectory Rd will cause more traffic problems, which are already on the increase with more cars parked permanently on the roadside. She also observed that the planned roadway 'dead ends' in what is currently the field, so obviously this will become an access road to further development in an area not at present designated for building on, although clearly this is planned to happen at a later date. Cllr Devereux encouraged residents to write in to the planning department themselves with their own personal objections. He also pointed out that the North Pennines AONB isn't particularly concerned about this proposed development, despite being on the edge of the AONB. Alison Laithwaite noted that the infrastructure of the village would be further overloaded, particularly in terms of drainage and sewerage, which is already considerably overburdened for its size and capabilities. It was also pointed out that in previous times of heavy rainfall, water had come rushing down the Glebe field onto the road - this problem can only be exacerbated by yet more hard-standing around the proposed development where it will replace the grass, and the fact that there will be a road conducting water directly towards Rectory Rd and from there downhill to the centre of the village - another area already problematic with flooding issues.

The meeting commenced at 8:15pm

1. Apologies.

David Rawsthorn (Internal Auditor)

2. Declaration of interests.

- a.** Cllr Johnstone declared an interest in agenda item H (Music on the Marr) and in planning application 16/0774 (the latter because the proposed site borders his own land)
- b.** Cllr Holland declared an interest in agenda item E
- c.** Cllr Devereux and Cllr Widdowson both declared an interest in planning application 16/0771 as property owners directly opposite the planned development site
- d.** Cllr Holland declared an interest in agenda item b. as an organiser of the Autumn Show.

3. Minutes.

The Chairman authorised the minutes of the meeting held on 13th July 2016 as a true record and signed them accordingly.

4. Agenda Items

- a.** 'Slow down' signs have been procured by Cllr Knight. There are four roads into the village; It was agreed to site these at the following locations: One on the B6413 from Cumrew (coming into the village), one on the road coming down from Jockey Shield, immediately downhill from the entrance to Garth Marr, and two on the B6413 in the village itself - one coming into the village close to the first house and the other on the opposite side of the road close by the entrance to the Lonning.
- b.** Autumn show - the organisers had requested donation of £20 - see 'Financial Matters' below . It was agreed that this would be fine. In principle it was agreed to support the next Autumn Show 2017 to the same amount.
- c.** Marr hire agreement - this document has been finalised by Cllr Johnstone and a copy will be given to Julie Harrison prior to the event being hosted by her on Sat 1st Oct. 2016
- d.** Another tree on the Marr may have been poisoned as the moss around the base seems to have been burnt off making this look like another case of intentional vandalism as occurred last year. All three trees will now have to be felled and the stumps dug up at great expense to the Parish Council. The idea of planting

replacement trees was discussed but it was agreed that the Marr is not really an appropriate location as the roots get into and break the drains.

To curb extra expense in the future it was agreed that the one remaining healthy tree would also be felled and the stump dealt with at the same time. This will also save any additional expense of making good the damage to the Marr twice. A quote will be sought for digging out the stumps. Cllr Devereux and Cllr Widdowson organise the removal of the trees.

It was noted that drains and sewers run beneath the drains so it will be very difficult and perhaps impossible to dig out one of the stumps.

It was suggested that more trees will be planted in Keith Brown's field behind the school, or another piece of his land if he is agreeable to this proposition. Cllr Johnstone will investigate the purchase of young oak trees.

e. The Parish Council has been asked by Carlisle City Council to comment on a proposal to name the new dwellings on the site of the old Weary Sportsman as 1,2 and 3 The Weary.

The Councillors in general are against them being named The Weary since the original Weary Sportsman pub was a fine building which nobody locally wanted to see the demise of and it is considered to be an insult to have these new unwelcome buildings named after the original. The opinions of the parishioners were not listened to at the outset of this project so it is unlikely that they will be listened to now. The Parish Council will object to the proposed names.

f. Funding has now been promised to help with the necessary repair work to Kilwren Lonning. This will be commenced as promptly as possible. Cllr Graham has secured £3000 from his funds. The contractor will be contacted and asked to scrape the top layer of muck off first, and then see where and how much stone is needed.

g. To note that following complaints from parishioners about the boundaries in front of the newly built semi-detached housing on Cross Lonning, Carlisle City Council have confirmed that no breaches in planning have been made. Brian Robinson and Keith Brown had thought the boundaries had come out too far as their farm machinery is now having to get too close to the wall of the field on the other side. However, the properties have extended no further than the 4m indicated on the original planning application.

h. Geltsdale Arts are asking permission to hold Music on the Marr 2017 from July 20-23rd. Unanimously agreed that this is fine.

5. Correspondence – letters and emails received to be viewed and discussed where appropriate:

Regarding BT's plans to remove the working phone box on the Marr - it was agreed to object on the grounds that it is sited close to the defibrillator which requires any person wishing to use this to make a phone call to get the access code for the defibrillator, and because there is very patchy mobile signal in the village. The 999 service is an important back-up for residents in the event of an emergency during a power cut because the popular land line phones will not work without power. The service is also important as a means, both for the many walkers visiting the area and the scores of cyclists using our roads, to alert the rescue services if they are needed following an accident.

6. Financial Matters - Statement of account and bills to pay as follows

- a.** Reimbursement for office expenses to parish clerk £7.00 cheque no.
- b.** To note that the Parish Council accounts have been approved by the external auditors and are available to view if required. They also appear on the village website www.castlecarrock.com
- c.** Reimbursement to Castle Carrock Allotment Association for compost bins £117. Calculated as follows: 16 bins @ £13.50 for 2 = £108. 1 bin @£9 Total £117. cheque no.
- d.** Donation to St Peter's Restoration Fund (Autumn Show) as per agenda item above £20 cheque no.
- e.** Reimbursement to Cllr Knight for 'slow down' signs for roads into the village £37.40 cheque no.

7. Planning Matters

a. Glebe Field 16/0771

Outline planning permission has been sought for the 'Glebe Field' which is owned by the Diocese of Carlisle for 2 affordable houses, 3 pairs of semi-detached and 1 single dwelling. The plans include a new road into the field from Rectory Rd, indicating that further development of the field is undoubtedly on the agenda. Cllr Devereux has heard rumours that the 2 'affordable' homes might be sold to a housing association, although this has not been confirmed. In the north of England, an 'affordable home' is deemed to be up to the

value of £250,000. Originally the Diocese had offered to supply 2 affordable homes or donate 5% of the sale value to the Parochial Parish Council. However, the PPC rejected this offer, saying that they would prefer not to have the field developed at all. For obvious financial reasons, any developer is not going to want to provide affordable homes. Cllr Devereux noted that originally the Diocese had said that they had had no intention of building more than 9 houses. However, since the above mentioned road appears on the plans, it is clear that further development beyond the number of 6 dwellings currently planned is on the agenda. There is a sewer in the corner of the Glebe Field, and houses cannot be built on top of sewers. However, the houses could be built further back, so as not be directly on top of the sewer. Cllr Devereux noted that the design and access statement stated that this is a small development of nine houses in a village with a pub, a shop and a school, although it is now the case that there is no longer a shop and the pub is for sale. However, once further building is done, it will become a much larger development. It was pointed out that in storm conditions the sewage plant overflows into the Beck. Should this happen on a regular basis it would become a problem. The Environment Agency should be consulted on this matter to find out whether the capabilities of the sewerage system will support further housing in the village. The Parish Council will be objecting to the City Council regarding this application for the following reasons:

1. The field is on the edge of the North Pennines AONB
2. The Diocese points out that they have consulted with the PC and PCC but yet have failed to mention that both parties objected to the proposed development from the outset.
3. The field is one of the few remaining open spaces in the village
4. Sewerage system in the village is already operating at full capacity
5. Referring to Local Development Plan and a survey carried out amongst the parishioners - this is the one area where more people in the village did NOT want development.
6. These plans are based on a false premise that it will be a small development whereas the inclusion of a road which dead ends into the field indicates that this is to be a much larger development at a later stage.
7. The development will detract from the character of the village and is a further urbanisation of a fell-side village.
8. Carlisle City Council appears to want to make areas south of Carlisle the mainstay of new building development, and should be asked whether this village really has the services which they maintain it does, and whether this would be a 'sustainable development' such as they would like us to believe. The nearest shop is four miles away, so Castle Carrock cannot be classified as a 'service centre'.

It was agreed that Cllr Widdowson will draft a letter containing the salient points of objection.

b. Land behind Gelt Hall 16/0774

Planning permission has been sought for the erection of 6 dwellings in the grounds of Gelt Hall as well as the conversion of part of Gelt Hall into 2 dwellings.

The Parish Council does not object to this proposed development as such, but has several observations to make as follows:

It was generally agreed that this is an ideal location for 'in-fill' development, contained as it is within a small area and away from the centre of the village. However, it was concerning to members of the parish council that these houses would not be available to local people due to the envisaged price band. The houses are not FOR the people of the village but for people who would be coming into the village. Whilst the latter is not a bad thing, it is a shame that local families are being priced out of the market due to there being no starter homes, no affordable housing which could possibly be utilised by young families who would like to live here but can't afford to.

Another concern, as with any future development, is the capability of the infrastructure to cope with the additional sewage, rain water run off etc. The system is old and barely adequate at the best of times, without adding the contribution from another 6 large dwellings into the mix.

It was agreed that the additional cars (likely to be at least 16) would not pose any additional hazard as the access from Gelt Hall onto the B6413 is good.

It was questioned whether this would be a 'sustainable development' for the same reasons as quoted in regard to planning application 16/0771, i.e the nearest shops are 4 miles away. Castle Carrock can no longer be regarded by the City Council as a 'service centre' since the unfortunate loss of the village shop.

Conclusion:

It was agreed that both the above planning issues should be responded to individually, and a third letter needs to be written to the head of planning at Carlisle City Council stating the fact that the village is being faced with several new developments, having already had several (number?) of new dwellings in the last few years, asking the question 'how many more do we have to take before you are satisfied'?

8. Councillor's Issues

None

The next meeting will be held on Friday 11th November at 8pm