

Lorton Parish Council

Special Planning Meeting

Minutes of the meeting held on 15th October 2015

Present: Cllrs. Poate (Chair), Postlethwaite , Aitken, Deeks, Irlam and Sloan.

Apologies: Cllr. Armstrong.

Also present: Eight members of the public and the Clerk to the Council.

The Chair welcomed everyone to the meeting.

153.15 Declarations of Interest:

Cllr. Deeks, at the recommendation of the Clerk, declared a prejudicial interest in the planning application 7/2015/2209 (see below) and did not vote on the proposal.

154.15 Public Participation:

It was agreed to combine this agenda item with discussion on the planning applications below.

155.15: Planning:

Ref: 7/2015/2207
Location: Oak Lodge, Low Lorton CA13 9UP
Proposal: Proposed roof alterations

The Chair invited the applicant, who was in attendance, to speak to the proposal. She explained that a previous application had not been developed in the way they had hoped. The current application would see a more unified approach, which looks better and would provide them with more living space.

A number of councillors made comment on the size of the proposed new roof which it was felt would dominate the surrounding area. A further concern was raised with regard to the pitch of the new roof which would be at an angle of 45 degrees. It was stated that most properties within the village had a roof slope angle of around 30 degrees and that slate roofs are normally pitched at 30 degrees. The applicant confirmed that it was their intention to use slate on the new roof.

After due consideration councillors voted unanimously to **OBJECT** to the application on the grounds that:

- the size of the proposed roof was not in keeping with and would dominate the surrounding area.
- the proposed pitch of the roof was not in keeping with the pitch of the surrounding properties and was not suitable for a slate roof.

The Chair then moved the meeting on to the second application to be considered.

Ref: 7/2015/2209
Location: Land north of Croft Barn, Low Lorton CA13 9UW
Proposal: Outline permission for three dwellings

The Chair asked the applicant, who was in attendance, to speak to the proposal. It was explained that outline permission was being sought for three two-storey dwellings, each of which would look different to the other. The applicant then informed the meeting that, as a very similar outline application for two dwellings in Low Lorton had recently been refused, he thought it likely that his current application would be withdrawn pending further discussions with officers from the LDNPA Planning Department.

(NOTE: Notice of the withdrawal of this application was received from the LDNPA on Monday 19th October.)

The following comments were among a number made by members of the public in attendance:

1. These three houses would be out of character for this part of the village and would extend the footprint of the village.
2. The houses on the other side of the road would be overlooked by these proposed houses and very few other houses in the village are overlooked.
3. Two storey houses would not be in keeping with the houses in the near vicinity which are bugalows.
4. This development could not be described as 'infill' as it is in the application.
5. This development would not see any widening of the road but would add to the volume of traffic using it.
6. There is an ornamental stone wall in front of the proposed plot C which is not in the ownership of the applicant and the owner stated that he would not be agreeable to any alterations.
7. In the Hedgerows and Scoping survey that accompanies the application it is stated that the hedge along the front of the proposed site is classed as important and has a high conservation value yet this proposal would see the removal of two-thirds of this hedge.
8. In the design access statement it states that the Highways Authority have agreed the proposed new access but this would not be granted until the planning application has been submitted and is factually incorrect. Further concerns were expressed with regard to the lack of up to date traffic flow information.
9. If this proposal gets the go ahead it could set a precedent for all agricultural land within the village that could see further developments such as this.
10. All villages need to develop and need new blood to support local amenities and organisations. New houses would bring new people into the village and into village life.
11. If built, these houses would probably be out of the price-range of young families.
12. Water run-off from the proposed site is already problematic and caused problems for local residents during the floods of 2009. If the site is developed it will become more pronounced.

The applicant confirmed that the proposed new houses would have a restriction placed on them by the LDNPA which would mean that only those living or working in the LDNPA Northern Distinctive Area (an area enclosed by a line from Caldbeck to Threkeld to Rosthwaite to Loweswater to Blindcrake) would be allowed to purchase the properties. He further confirmed that there would be a permissive footpath on the proposed site.

After due consideration, councillors, excluding Cllr. Deeks, agreed that, at the outline stage of the application, they felt that the potential benefits to the village outweighed the negative aspects of the application and that they had **NO OBJECTIONS** to the application.

Most, though not all, of the members of the public present expressed their unhappiness with the decision taken by councillors.

ACTION: Clerk to inform the LDNPA Planning Department of the views of the Council.

The Chair thanked everyone for their attendance and brought the meeting to a close.

156.15: Date of the next meeting:

Wednesday 4th November at 7.30pm in The Yew Tree Hall

Signed: _____

Chair

Date: _____