**BURGH BY SANDS PARISH COUNCIL**

Minutes of a Virtual Meeting of Burgh by Sands Parish Council Held On Saturday 30th May At 10am

Present: Cllrs V Sealby (Chair), P Ditch, V Ferriby, J Ghey, M Hairsine and D Metcalfe, Clerk Isobel Elsdon.

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| 20588 | Apologies – Apologies received from Cllrs J Norman, L Kelton and A Taylor and CCC T Allison and District Councillors J Collier and A McKerrell |
| 20589 | Authorisation for the Chairman to sign the minutes of the last meeting. The minutes of meeting held on 14th May 2020 were authorised as a true record. The minutes will be signed by the chair at the earliest opportunity. |
| 20590 | Chairman’s Announcements: The Chairman welcomed everyone to the meeting. |
| 20591 | Declarations of Interest – There were no declarations of interest noted. |
| 20592 | Public Participation. Comments by County, City councillors and Parishioners. No parishioners contacted the Clerk and no reports were received from County and City Councillors.  It was reported that there have been large unattended fires at the Rifle Range in Burgh by Sands. Photographs have been taken and are to be sent to the Clerk to pass onto the Carlisle City Councillors.  Complaints have been made from residents of Boustead Hill that members of the public have been going behind Boustead Hill bus shelter and using it as a toilet. Clerk to prepare a notice to be displayed in the shelter.  Cllr Ferriby expressed concerns regarding vehicles speeding at the West End of Burgh. Clerk to contact the police and CCCllr Allison to see if they can arrange for the police to monitor this area for speeding. |
| 20593 | Planning Applications, Decisions, Enforcement & Correspondence up to 30.05.20  **Notification of Decision - Proposal**: Conversion Of Garage, to form 3 bedroomed Dwelling **Location**: Midcroft, Burgh by Sands, Carlisle, CA5 6AX **Appn Ref: 20/0208 Permission Granted**  **Planning Applications**   1. **Proposal:** Works To 2no. Silver Birch, 1no. Bird Cherry & 1no. Salix Tree In Burgh by Sands Conservation Area **Location:** Land at Marsh House Gardens, Burgh by Sands, CA5 6AX **Appn Ref: 20/0022/S211 - No Comments or Observations** 2. **Proposal:** Works To Trees In Longburgh Conservation Area **Location:** Pastures Lodge, Longburgh, Burgh by Sands, CA5 6AF **Appn Ref: 20/0027/S211 -**   **No Comments or Observations**   1. **Proposal:** Erection Of 1no. Dwelling (Outline) **Location:** Land North of Highfield, North End, Burgh by Sands, CA5 6BD **Appn Ref: 20/0297. The Parish Council objected to this application. Please see attached objections.** 2. **Proposal:** Erection Of 3no. Loose Boxes; Equestrian Outdoor Horse Arena **Location:** Aikrigg Cottage, Thurstonfield, CA5 6NF **Appn Ref: 20/0321 – No Comments or Observations** 3. **Proposal:** Erection Of 1no. Dwelling (Reserved Matters Application Pursuant To Outline Permission 18/1020) **Location:** Land to the rear of Croft House, Thurstonfield, CA5 6HE **Appn Ref: 20/0330 No Comments or Observations** |
| 20594 | Items for next Agenda – Items for next agenda – SAD for West End of Burgh. |
| 20595 | Date and Venue for the next Meeting – To be arranged. |

**Meeting closed at 11.10am**

**Appn Ref 20/0297** Burgh by Sands Parish Council made the following objections.

**Background information -** Burgh by Sands Parish Council conducted a survey of development sites within the Village and at present there is a development of 26 houses near the Village School which was the preferred site. There are a mixture of houses and bungalows in this development for sale at the present time. There is no housing shortage in the village.

Housing development in Burgh by Sands

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| Houses being built on the preferred site | 26 |
| Houses being built on windfall sites | 8 |
| Windfall sites with Planning Permission | 2 |
| Available windfall sites with previous permission | 2 |
| Total | 38 |

The proposed site is on agricultural land and although the entrance is within the 30mph limit the proposed site appears to be well outside this.

Although bungalows have been built adjacent to this site they are tucked away on land behind Highfield being within the village.

**Regarding this Application**

This is an application for outline permission with no detailed plans or elevations needing to be put forward for considerations at this time.

* There appears to be some confusion as to the exact site and size of the plot for the proposed bungalow ie the architects computer generated plan shows it being in the middle of a large field and further out of the village but the photograph shows it to be in a smaller area but still on a large plot.
* The Application form has not indicated the new entrance to the site or that the field is surrounded by a mature hedge.
* On the plan of the site that there is a note stating that the ridge of the Dormer Bungalow shall not be above that of Highfield. This would indicate a ridge height of 2m above that of an average bungalow. Added to which there is a substantial drop in the level of the land so this would be an unusual height for a ridge of a bungalow.
* H06 – Rural needs. This Application does not support this as this development would be on farmed agricultural land and the Applicants farmstead has scope for further development.
* H06 – 7 refers to the positive contribution to local character which this Application does not provide
* Drainage is an ongoing concern in Burgh therefore request that United Utilities explore further the impact on the village as a whole

**Impact on the character of the area**

* HO2 This windfall site leads to an unacceptable intrusion into open countryside
* HE1 States that proposed development in the buffer zone should be assessed for its impact on Key views both in and out of it
* Policy GI 1 10.2 says that the Planning process should seek to protect all landscapes from harmful development
* DP9 says that “support will not be given to development that will harm the special characteristics and qualities of the area”, as this one will do so.

This proposed site extends the village towards the marsh into the Solway AONB with its special qualities and it will impact on the visual amenity of a scheduled Monument and World Heritage site marking the death of King Edward the 1st.

Any increased traffic on very narrow road would create a further hazard to Cyclists on the Sustrans Way and walkers using this road as a result of the increased need for exercise as supported by the Government for Cumbria.

Lord de Morley said in his foreword to the AONBs Management plan that AONBs have some of our finest landscapes to be cherished by residents and visitors alike. This being a given the view from the road at North End is the only place that the estuary and the view of the skylines of Dumfries and Galloway with its open skies and sense of space can be viewed within Burgh Village.

In conclusion the Parish Council believe that there are no valid reasons for a bungalow on this site and wish that this gateway to the Solway be preserved and are strongly opposed to any further development of this area.

The Parish Council object to this Application and request a site visit -If granted we further ask that any site visit be delayed until such time as the Committee can gather (albeit socially distanced) for the full impact to be explained in detail by a Planning Officer – Hopefully in the near future.