

BURGH BY SANDS PARISH COUNCIL

Burgh By Sands Parish Council Planning Meeting Held On Monday 24th
May At 7.00pm at Burgh by Sands Village Hall

1. **Welcome/Present 7:02pm**
21119 Cllr V Sealby, P Ditch, A Taylor, J Ghey, L Kelton, CCllr T Allison
Member of public present
Apologies
M Hairsine, D Metcalfe, V Ferriby, J Norman
2. **Chairman's Announcement**
21120 Reminder for members of public having a limited time to share information
3. **Declarations of Interest**
21121 None
4. **Adjournment for public participation 7:04-7:35pm**
21122 Council noted public concerns & objections, previous objections reinforced & shared for Application Ref: 19/0244
5. **Planning Applications, Decisions, Enforcement & Correspondence up to 19.05.2021**
21123 **Notification Of Decision**
Proposal: Widen Existing Pedestrian Gateway To Enable Vehicular Access And Formation Of A Parking Area **Location:** The Nook, Burgh by Sands, Carlisle, CA5 6AX **Appn Ref:** 20/0825: **Status Granted**

Notification Of Amended Details/Further Information

Proposal: Erection Of 14no. Dwellings **Location:** Land at field 3486, Monkhill Road, Moorhouse, Carlisle **Appn Ref:** 19/0244 **Resolution to Object**

Clerk to apply for an extension to share their response to Planning Officer.

Objections:

The Site

This site is in the Historic heart of the village and 14 dwellings will have a negative impact on a small site that does not preserve or enhance the adjoining conservation area. This proposed over development should be in sympathy with the density and physical characteristics of the village and area. Any new development needs to reflect the character of the local area.

Although there are a mixture of 2 and 3 bedroomed bungalows with some Affordable Housing (2) these Bungalows will appeal to a more mature buyer in a village but with only two buses a day. There are no shops or Village Hall to provide social interaction leaving them reliant upon their own transport and so substantially increasing the traffic emerging onto the busy B5307.

The Proposed Plan is urban in design and size and damaging to local amenity and is over development of the site. Previous plans

were passed for fewer houses and were acceptable in this village setting. Thought should be given to what local people want or need. The density of this housing of this site contributes to ensuing drainage problems.

Friends of the Lake District have commented that they remain aware of a number of outstanding issues of concern to the local community sharing in particular those relating to biodiversity and the impact of the scale of development on the settlement character of Moorhouse

The Parish Council strongly urge that a Formal Drainage Plan is presented including the condition and culvert and implemented prior to any building on this site and monitored particularly during this process and will be published.

Ref Policy CC4 Flood risk and Development “*the Council will seek to ensure that the new development does not result in unacceptable flood risk or drainage problems*”

United Utilities In their 4 page response to this proposal (17.05.21 ref DC/19/1680 – 3) states that they do not have sufficient detail of the drainage design. With this in mind they request that conditions regarding Surface water and maintenance of sustainable drainage systems are put in place They recommend that the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime that is included as part of the proposed development. they also state that they would not be involved in the discharge of the management condition in these circumstances.

Would this be the responsibility of the house holders in this development and also for that of any ensuing flooding of nearby properties and if so will they be made aware of this fact.

There are photographs and video footage available showing existing problems over the last few years and as this present plan will only add run off from hard landscaping The Plan at present will not mitigate the negative impact on flood risk outside the development boundary.

Drainage system is already overloaded and struggles to cope due to lack of maintenance especially in heavy rain. This will be worsened by this addition of 14 houses

This latest plan and the original plan for 9 houses has houses sited over what appears to be a culvert running diagonally from the main Carlisle road to Monkhill Road. As the Planning Department will know, houses cannot be built over a culvert. Therefore, the revised

drainage plan proposes altering the course of the culvert, however such an alteration cannot work as there would be no fall in the proposed line of the culvert.

There are doubts about the state of the culvert identified on the revised drainage plan. Investigation work must be carried out to determine if it is still a viable watercourse.

Hedges

The now to be retained hedge bordering the development is to the height of 1.8m as in previous Plans, we ask that this is written in to be a condition of sale and that the existing hedge be cut back sympathetically and any gaps filled with the species as indicated on the Applicant hedging plan.

Foot way Hedge

The hedge has not been maintained by the Developer as requested in the past and therefore has become overgrown. With careful management this could be saved as the removal of the hedge will have an impact on drainage of the site and the width of the foot way doubled therefore making it safe for pedestrians and children alike. We ask that this is attended to when allowed after nesting.

Street Lighting

Darkness is characteristic of rural areas and so we ask that any lighting within the site be discreet.

References

Burgh by Sands Design Statement Pg 11

- Style of new developments should be related to the Locality and setting
- Style and Materials should be in keeping with the existing traditional Buildings and character of the surrounding area

We note that an Archaeological dig is yet to take place before any site work commences.

Planning Applications

Proposal: Works To 1no. Oak Tree In Longburgh Conversation Area **Location:** Southfield House, Longburgh, Burgh by Sands, Carlisle, CA5 6AF **Appn Ref:** 21/0034/S211: **No Observations**

6. **Items for next agenda**

21124 To be forwarded on to Clerk

7. **Date for next meeting**

21125 14/06/2021 Clerk to circulate all councillors to check which start time is more convenient (7:00 or 7:30pm)
Meeting closed 7:40pm