

Coniston Parish Council

Minutes of the meeting of Coniston Parish Council held in the Reading Room, Coniston Institute, Coniston at 7.00pm on Wednesday 11th May 2016

Present: Cllr H Troughton (Chair)
Cllrs – K Batty, J R Carroll, T Coward, A Hall, J Hart and M Swyer
Clerk – J C Carroll

In attendance: 10 members of the public

| Minute Number | | Action By |
|---------------|---|-----------|
| 193/2016 | Apologies RESOLVED: No apologies were received. | |
| 194/2016 | Requests for Dispensations No requests received. | |
| 195/2016 | Declarations of disclosable pecuniary interests in respect of Agenda items Cllr Hall - declared an interest in matters relating to planning and will take no part in planning discussions. Cllrs Troughton, Coward and Batty – declared an interest in the planning application 7/2016/5152 - St Andrews Diocesan Youth Centre | |
| 196/2016 | Minutes of Meeting 18th April 2016 RESOLVED: To defer of the authorisation of the minutes of the council meeting held on 18 April 2016 until the next parish council meeting on 16 May 2016 | |
| 197/2016 | Public Participation Mr A Cameron from Coniston & Torver Community Land Trust explained a brief background to the group who have assisted in the proposed development of St Andrews. They carry out Housing Needs Surveys which are relied on for government funding to build the appropriate housing required. The current housing associations in the area are Mitre, Eden, Home and Two Castles. Mr Cameron gave a brief overview of the background to St Andrews, from the initial rumours the centre was closing to the site being put up for sale. Car parking spaces for a site are calculated per individual site with some developments having none although this proposed development has 15 spaces. Only 1 and 2 bedroom units are shown on the plan as that is what was required in the Housing Needs Survey for Coniston carried out in 2012, after other housing developments have taken up the need for 3 bed residences. There will be no 'right to buy' for any of the units. After planning consent is granted conditions will be attached to the consent for construction work. A local occupancy clause will be on the units. | |

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| | <p>Concerns were expressed about the potential of using the area in front of the garages on School Lane as a passing place and it was noted this was private land.</p> <p>It was noted the Highways Department would not look at any issues on the private lane, School Lane, only that of the main road.</p> | |
| 198/2016 | <p>Planning Applications</p> <p><i>Cllrs Batty, Coward, Hall and Troughton left the room along with members of the public who lived on School Lane.</i></p> <p>7/2016/5152 - St Andrews Diocesan Youth Centre, Coniston - Change of use of youth centre to form four local occupancy dwellings including partial demolition and six new build local occupancy dwellings within the grounds. Associated car parking and landscaped areas are to be created</p> <p>RESOLVED: Cllrs objected to the planning application because:-</p> <ol style="list-style-type: none"> 1. Access for the proposed development is predicated on the use of private land as passing places on the private single track lane without seeking permission or consent from the landowner. The access for the site is through a gateway which only allows one vehicle through at a time. When exiting the site by vehicle the vision is poor to see other vehicles on School Lane. On the journey from the site to the main road (B5285) there is no passing place. The passing place referred to in the planning application has assumed the use of private land in front of garages. However, these garages could change in the future and the land in front of the garages may not always exist as currently. This leaves potentially 15 vehicles from the proposed development and the existing residents of the lane (16 properties) with vehicles with the high potential of meeting on this narrow single track private lane with no passing place causing highway safety issues. Cllrs suggest access through the LDNPA car park at Ruskin Avenue is considered. 2. Density of the development – there are too many units on the application for the size of the site as referred to in the Coniston Neighbourhood Plan and Parish Plan. Cllrs would suggest at least unit 7 is moved from the development. 3. Overlooking / loss of privacy – Cllrs have concerns about the proposed units will be able to overlook Thriddle Cottage and Kirkbeck House with the addition of loss of light at Kirkbeck House. The houses proposed would be raised higher than in a normal development due to flood risk and this would again create the problem of overlooking into neighbouring existing houses. Cllrs suggest the removal of unit 7 would assist with limiting this concern. 4. Flood plain – the site of the development is dark blue on the flood risk i.e. high risk. 5. No discernable disabled access on plans 6. Cllrs would prefer to see more use of the existing building for affordable housing rather than demolishing parts of a perfectly adequate building, which is sympathetic in style with surrounding properties. <p>Overall Cllrs are in support of appropriate affordable housing, however, in this planning application the access problems are the overriding issue that require resolution.</p> | |
| 199/2016 | Next Meeting | |

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| | • Monday 16 th May 2016 7pm | |
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Meeting closed at 8.45pm.

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Date

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Signed & Approved by (Chair)