

Lindal and Marton Parish Council

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Councillors:-
Mr A Waite (462922) Mr R Lord (464034) Mrs S Glover (462383) Mr D Howarth (463304) Mrs S J Kelly (465343)

Minutes of an emergency meeting, held on Monday 5th October 2009, at 5.30 pm in the Buccleuch Hall, Lindal, to discuss amended plans re houses on the site of the Anchor Inn, Lindal.

Present :- Councillors A Waite (Chairman); R Lord; D Howarth; Mrs S Kelly.

Apologies:- Councillor Mrs S Glover.

Also present:- 2 members of the public.

117/09 Re. planning application (Minute 99/09, 3rd September 09), proposed demolition of the Anchor Inn and erection of 7 houses.

The Clerk reported that, following the meeting held on Thursday 1st October 2009, (*vide minute 107/09, 1st October 2009*) he had contacted Barrow Borough Council who had confirmed that the proposed changes to the developer's plans were being dealt with as amendments and that a new planning application was not required. As a consequence, the additional consultation period regarding the changes was very short and comments from the Parish Council were needed by 12th October 2009.

The Borough Council now accepted that the Parish Council should have been notified of the amendments, similar to the immediate neighbours, but no further extension of time was possible. The availability of councillors as well as a venue for the meeting determined the choice of 5th October for the emergency meeting.

Details of the proposed changes had been provided by the Borough and they were as the developer had suggested in that the numbers of houses had been reduced from 7 to 5 and would be in the form of two pairs of semi-detached houses, together with one detached house, grouped in the form of a horse-shoe, the open side facing the main road. The height of the houses was also reduced, all being of two-storey only.

During the discussions, *including the floor*, the Council's resolution to support a housing development in principle was re-affirmed (*vide minute 99/09 1st October 09*) but serious concerns were highlighted regarding both the size of the amended proposals and the impact this would have on neighbours, and the potential for further traffic congestion.

It was, therefore, AGREED that the Parish Council inform Barrow Council that it remained supportive of the principle of a housing development for this site but that serious concerns still remained as to the appropriateness of the numbers involved, for the following reasons:-

- It would seem reasonable to assume that the 5 houses would have an average of 2 vehicles each and, notwithstanding what is proposed regarding garages/parking, the space available in the “courtyard” would be insufficient for the manoeuvring which would inevitably be required on a day-to-day basis for that number of vehicles.
- The result would mean that vehicles would need to be parked outside the complex, the difficulty being that on-road parking in the vicinity is already inadequate for residents of Ulverston Road, with many of their vehicles having to be parked in other parts of the village.
- This problem would be exacerbated by visitors to residents of the new complex.
- There is a bus stop and lay-by immediately adjacent to the site on the western side and, for motorists leaving the site, the main road bends to the right on the same (western) side: this means that vehicles leaving the complex would at times have limited visibility, a potentially hazardous situation on a very busy trunk road.
- The pair of semi-detached houses proposed for the eastern side of the site will have a greater impact on the immediate neighbours (numbers 23 and 25, Ulverston Road) as compared with the original design. The new design suggests that the rear building line will be more towards the rear of the site, which will have an impact on the amount of afternoon and evening sun currently enjoyed by the neighbours. This is an un-neighbourly development which could be ameliorated by a reduction in numbers.

The Borough Council will be requested to give due consideration to the points made above, with a view to a lesser number of houses being built on this site.

118/09 Date and Time of next meeting.

Further to minute 116/09, when reference was made to difficulties which might ensue if a meeting was held on November 5th – Bonfire Night, it was AGREED that the November meeting would now be held on MONDAY, 2nd November 2009, at 7.30 pm in the Buccleuch Hall, Lindal.

NB The meeting to be held on MONDAY, November 2nd, 2009