

SKELWITH PARISH COUNCIL

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Minutes of Extraordinary Planning Meeting 23rd September 2013

1. Apologies

From Councillor Geoff Broughton

2. Declarations of Interest

Cllr John Benson declared an interest in application 7/2013/5494 as his land adjoins the Caravan Site

3. Planning Applications

For comment:

3.1 Planning application 7/2013/5357

Brathay Hall Demolish and replace two timber building with pine lodges
Erect a timber storage shed

Resolved: No objections, although Councillors did note concerns about the increasing level of traffic and congestion in the Brathay Hall entrance area

3.2 Planning application 7/2013/5494

Skelwith Fold Caravan Park Restoration of existing gardeners store and glass house on similar footprint and change of use to a holiday let.

Resolved:

Members of Skelwith Parish Council very strongly object to the planning application received from the LDNPA in relation to a proposed new holiday cottage at Skelwith Fold Caravan Park.

It is generally felt that this was in fact a proposal for a new build and that the current LDNPA housing policy is for no new build dwellings in open countryside unless they meet a proven and essential need. This was not evident in the application.

Also the Parish Council expressed concern about the accuracy of the way the application was completed:

i) It was felt that the term "restoration" of a gardeners store and glass house for residential use was misleading and that the proposed development is in planning terms a "new build".

ii) It was felt that the statement on a "similar footprint" was also misleading, as the proposed new build is considerably larger than the existing building.

iii) It was noted that question 17 is completely inaccurately, it states that this proposal "does not include the gain or loss of residential units" (it does).

The Council expressed concern that previous Housing Surveys have indicated a need for Social Housing in Skelwith Parish and that this was not being addressed by this application. The only advantage of the new build was to the caravan site, there was no planning gain for the community.

The Council expressed concerns about a possible adverse impact on the environmental well-being of the community by this development.

It was felt that over the years there had been a gradual but progressive increase in the caravan site size and that the cumulative impact on the community should be considered by planners. It was felt that the large size and nature of the site was starting to have a negative impact on this quiet and rural parish.

It was felt that the building of a permanent new holiday let was a significant departure from the current business of the site. Currently there are only static caravans and the site is closed November to March. The application does not address whether this would apply to the proposed permanent holiday let. Concerns were expressed by the community that should the accommodation would be available on a year round basis, this would result in a significant change in the current operation of the site, particularly in terms of noise levels, traffic and general activity.

The next meeting will be on Tuesday November 5th 2013 at 7.30 at Skelwith Community Hall