

Tatham Parish Council

Minutes of the parish council meeting held on Tuesday 15th January 2019 at 7.30pm at The Old School, Lowgill.

Present: Cllr Harrison, Cllr Mason, Cllr Osborne, Cllr Taylor (Chairman) Cllr Winstanley.

19/1. Apologies for absence.

Cllr Dawson, Cllr Deller.

19/2. Minutes.

It was resolved that the minutes of the meeting held on Tuesday 20th November 2018 were approved and signed by the chairman.

Proposed by Cllr Harrison.

Seconded by Cllr Winstanley.

19/3. Declarations of interest and dispensations.

Cllr Winstanley, Cllr Mason and Cllr Osborne declared a personal interest in agenda item 7 - grant applications.

19/4. Open forum.

A resident that attended the meeting asked the parish council whether anything had been followed up with Wray Parish Council regarding the parking in the layby in Wray. The parking makes it difficult for cars to enter Wray village and when there is oncoming traffic, cars are having to reverse to allow them to get through.

The resident also reported that there are rotting fingerposts and blocked footpaths around Tatham. Can this problem be reported to Lancashire County Council.

Old barns around Tatham are in a bad way and their roofs are deteriorating. Can the parish council contact the AONB to ask if there is anything that can be done to preserve the barns.

19/5. Planning.

18/00028/REF Appeal By: Mr Michael Harrison

Appeal Description: Retrospective application for the change of use of existing stable and kennel to single storey dwelling (C3) for holiday use and erection of two front single storey extensions

Site Address Green Farm, Mewith Lane, Tatham, Lancaster, Lancashire LA2 8PJ.

Tatham Parish Council comments on the Appellant's Statement supporting the appeal against the refusal of Planning Application No. 17/01575/FUL

2-1 We do not agree that there is a fundamental error in the reason for refusal which says that the site is not near a visitor attraction. Clearbeck House garden is an attraction but it is open for only four days in a year, hardly enough to justify the building of holiday accommodation in close proximity to it.

We also stand by the argument made in our first comment that the need for holiday accommodation in this area is in doubt. This was demonstrated by the lifting of 'holiday only' restrictions on a nearby farm development where the 'lack of demand' argument was accepted by the Planning Authority.

2-2 & 2-3 The encouragement of sustainable tourism through the conversion of suitable existing buildings might well be an aim of the AONB but the manner in which this proposal achieves this is not in accordance with the relevant policy of the Planning Authority' DM8. (see 2-4 below)

2-4 We do not agree that the proposals satisfy all the criteria of DM8.

b) Only a portion of the building (the stables and office) can possibly be considered permanent and substantial. The dog kennels, which were added to the stable block only a few years ago and as far as can be discerned from the original and amended plans were built with a half height concrete block wall, wire mesh screening and roofed with a corrugated material, were neither permanent nor substantial

c) It is impossible to say whether the original buildings housed protected species as the application was made only after much building work had been done. Normally, at least a bat survey is requested for rural conversions.

d) The proposals on the plans, and as built, clearly amount to a major extension (See 2-6 and 2-7 below).

2-6 By our calculations the footprint of the original building, including the roofed area fronting the stables but excluding the kennels, is 64.86 sq.m. and the footprint of the new build extensions is 60.44 sq.m; an increase of 93.19%. This is a major extension by any standards.

The quoted impact assessment of the case officer is an attempt to justify the appearance of the proposals. We do not question its validity from a visual point of view but it does not answer the case that we make: that the proposals do not accord with Policy DM8 for the conversion of rural buildings.

Not only does this say that major extensions should not be made but also that *'Proposals will be expected to show that the existing building will not be substantially altered or increased in footprint or scale.'* The proposals ignore both these requirements

2-9 The Parish council are not concerned with 'punishing' the applicant and we think that our fear that the approval of this application would send out the wrong message is perfectly justifiable. Building without first getting approval can never be condoned but when it eradicates evidence which is crucial to a fair assessment of the application it makes a mockery of the whole process.

As things stand, and from what can be seen from the drawings, we submit that had this application been made at the proper time it would have been refused on the grounds that it did not meet the requirements of policy DM8.

This being the case, the applicant's remaining arguments concerning other policy issues are irrelevant to this appeal, which we consider should not be allowed.

18/01455/FUL Marethdale – withdrawn.

18/01452/NMA Fleet House Whitepits Lane Tatham Lancaster Lancashire LA2 8PR

Non material amendment to planning permission 17/00393/FUL to alter the first floor door openings on the north east elevation.

The parish council has no observations.

19/6.Accounts and finance.

Payments

Gill Mason, clerk's wages £150.00 and expenses £30.07 £180.07

Cath Halstead – production and siting of bench £300.00

It was resolved that the above payments be made.

Proposed by Cllr Taylor.

Seconded by Cllr Harrison.

19/7. To consider the received grant applications for 2019/2020.

It was resolved that the following grants be awarded to the applicants:

The Old School £600.00

Tatham School £100.00

Tatham Fells Church £300.00

St James the Less Church £300.00

Proposed by Cllr Mason.
Seconded by Cllr Harrison.

19/8. Precept and budget adoption 2019/2020.

It was resolved that parish council adopt the budget and the precept be set at £4986.05 for 2019/2020.

Proposed by Cllr Harrison.
Seconded by Cllr Osborne.

19/9. Finger post siting update.

The clerk was asked to submit the path numbers and grid references for the new finger posts to Forest of Bowland AONB.

19/10. Lengthsman update.

It was resolved that the lengthsman's annual payment is increased by £150.00. Cllr Harrison to confirm with the lengthsman that this is satisfactory.

19/11. Bench purchase and siting update.

The bench has been made and has been sited on Agnes Ings Lane.

19/12. Leaning tree at Monk's Gate review.

The clerk was asked to contact Highways regarding the leaning tree as the parish council are unsure of whose land the tree is sited on.

19/13. BT posts siting update.

A resident has received a reply from BT Openreach and it states that the scheme is currently on hold.

19/14. Highways and footpaths.

The clerk was asked to report the potholes on Millhouses Brow and ask for the parking in the layby in Wray to be reviewed by LCC Highways.

19/15. Reports and correspondence (councillor's representation on outside bodies, police report and correspondence from members of the parish and external agencies).

LALC meeting report, Cllr Taylor – noted.

19/16. Date of next meeting.

Tuesday 19th March 2019.

The meeting closed at 9.24pm