

# Tatham Parish Council

## Minutes of the parish council meeting held on Tuesday 20<sup>th</sup> November 2018 at 7.30pm at The Old School, Lowgill.

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

### **18/65 Apologies for absence.**

No apologies received.

### **18/66 Minutes**

It was resolved that the minutes of the meeting held on Tuesday 18<sup>th</sup> September 2018 were approved and signed by the chairman.

Proposed by Cllr Deller.

Seconded by Cllr Mason.

### **18/67 Declarations of interest and dispensations.**

No interests declared.

### **18/68 Open forum.**

No residents attended the meeting.

### **18/69 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.

It was resolved that the parish council submit the following response to Lancaster City Council Development Control Department.

Proposed by Cllr Dawson.

Seconded by Cllr Taylor.

**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.

#### **18/70 Accounts and finance.**

##### **Payments**

Gill Mason, clerk's wages £150.00 and expenses £29.62	£179.62
C Halstead – lengthsman grass cutting	£345.00
C Halstead – 3 wooden road signs	£360.00
HMRC refund – G Mason	£173.04

It was resolved that the above payments be made.

Proposed by Cllr Taylor.

Seconded by Cllr Winstanley.

##### **Receipts**

HMRC refund – G Mason	£173.04
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#### **18/71 Finger post siting update.**

The AONB will provide the parish council with six finger posts to erect in the village of Tatham. Cllr Harrison asked the councillors to forward their proposed sites to himself, which can then be submitted to the Forest of Bowland AONB.

#### **18/72 Lengthsman update.**

The grass cutting has been completed for the year and the signs in Wray have been made and sited.

#### **18/73 Bench purchase and siting update.**

The clerk will ask the lengthsman to go ahead with producing the bench and ask for a quote on the siting and fixing down of the bench.

**18/74 Precept and budget preparation 2019/2020.**

The clerk will circulate the current income and expenditure and a draft budget for the councillors to consider. The budget will then be adopted and the precept set at the January meeting.

**18/75 Grit piles for winter 2018.**

CLlr Taylor informed the parish council that he will provide a grit-pile at the top of the hill near the church in Lowgill.

**18/76 BT posts siting update.**

The clerk has written to BT but has not yet had a response.

**18/77 Reports and correspondence.**

BT phone box / library enquiry – noted.

Report on the housing developments in the AONB area meeting at Wray – noted.

**18/78 Date of next meeting.**

15<sup>th</sup> January 2018.

The meeting closed at 9.18pm