

Tatham Parish Council

Minutes of the parish council meeting held on Tuesday 20th March 2018 at 7.30pm at The Old School, Lowgill.

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

18/17 Apologies: Cllr Deller & Cllr Harrison.

18/18 Declaration of interest and dispensations.

Cllr Osborne declared an interest in the planning application 17/01575/FUL.

18/19 Minutes.

It was resolved that the minutes of the previous meetings (November and January) were approved and signed by Cllr Taylor.

Proposed by Cllr Winstanley.

Seconded by Cllr Mason.

18/20 Open forum.

St James the Less Church has enquired whether an extra light can be installed on an existing lamp post to cover the car park, as it is very dark. The clerk will ask LCC Highways whether this can be done.

18/21 Planning applications.

17/01575/FUL Proposal : 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 For : Mr Michael Harrison Site Address : Green Farm, Mewith Lane, Tatham, Lancaster, Lancashire.

The parish council object to the planning application for the following reasons:

The planning and design statement says that the application is for the conversion of a building and therefore we consider that Policy DM8, covering the re-use and conversion of rural buildings, is crucial in the assessment of the application. This requires, amongst other things, that the conversion can be carried out without major extensions to the existing building and that proposals will be expected to show that the existing building will not be substantially altered or increased in footprint or scale.

Taking dimensions derived from the proposed plan, it would appear that the finished development would have a footprint (measured outside all walls) slightly less than double that of the original: a 93% increase. and the predominance of new building work, shown on the plan in red, clearly demonstrates the extensive amount of alteration and enlargement that is envisaged.

In the parish council's view this cannot possibly be thought of as a conversion of this small stable block and it must be judged against the criteria applicable to new buildings in the open countryside. We do not think that this site is appropriate for a new building, especially as it is in an AONB, nor do we believe that any of the council's current policies would allow a new residential building on this site.

The planning and design statement accompanying the application attempts to justify the development on the grounds that it will be benefit tourism by offering holiday accommodation. We would question whether there is sufficient demand for this in Tatham parish and we are not convinced that there is. Holiday accommodation developed on a neighbouring farm (Ashleys) in about 1988 has since been given permission for permanent occupation on the grounds that there

was no demand. This, and the fact that other holiday accommodation in the parish is hardly oversubscribed, would suggest that demand has already been satisfied.

In view of the all above the parish council are unanimous in their view that the application should be refused. Furthermore, the parish council and parishioners who have contacted us, deplore the fact that so much work has been done on site before a planning application was made. Apart from the fact that this is in itself, is an abuse of the planning system, we are concerned that, should the application be refused, the site could remain a permanent eyesore unless the refusal is accompanied by enforcement action to ensure that the site is restored to its condition before work started. We trust that the council will take this action.

The clerk was asked to contact Cllr Jane Parkinson to request that the objection to the planning application is considered by the full planning committee.

18/22 Accounts and finance.

Payments

Gill Mason, clerks wages £150.00 and expenses £32.80 (Jan & Feb)	£182.80
Reissue of cheque (507 to The good shepherd) to Tatham Fells PCC	£260.00

It was resolved that the parish council make the above payments.

Proposed by Cllr Taylor.

Seconded by Cllr Dawson.

Budget adoption 2018/2019.

It was resolved that the parish council adopt the budget for 2018/2019. The clerk was asked to recategorize the budget items headings.

Proposed by Cllr Taylor.

Seconded by Cllr Dawson.

18/23 Emergency plan contacts for Bentham Parish Council.

Tatham Parish council have been asked to join Wennington and Melling with Wrayton Parish Councils to create a joint community emergency plan.

It was resolved that the parish council meet with the other parish councils to discuss the option of creating an emergency plan.

Proposed by Cllr Osborne.

Seconded by Cllr Dawson.

18/24 Parish management and maintenance.

Grit pile delivery update.

A resident moved the grit pile to the top of the hill when it was delivered outside the church in error.

The grit pile is still there as the area has not needed gritting.

Cllr Osborne will start requesting in summer that grit is delivered to the village, in time for in winter, and that the roads are gritted also. It is important that there is clear access to the old school for bookings and also for church events.

The yellow road markings outside the school have been repainted. Cllr Winstanley reported that the potholes have been filled in at Agnes Ing Lane.

18/25 Health and social care update.

Cllr Osborne has drafted a letter to Mr A Bennett, the chief officer at Morecambe Bay CCG and circulated it to the parish council for consideration. The letter refers to the fact that parishioners are registered with two different medical practices and accessing other services is becoming increasingly difficult, which isn't cost effective or suitable for the parishioners.

18/26 APM and APCM arrangements.

The APM and APCM will be held on Tuesday 15th May 2018 at 7pm at the Old School, Tatham.

18/27 Audit arrangements.

Currently, the parish council do not have an internal auditor to complete the end of year audit.

18/28 Church application for small grant.

It was resolved that the parish council approve the two grant applications from the Friends of Tatham School and St James the Less Church.

Proposed by Cllr Dawson.

Seconded by Cllr Winstanley.

The parish council will ask for grant applications to be submitted by October, so they can be considered by the parish council before the precept and budget is agreed. The clerk will update the grant application form on the website.

18/29 Neighbourhood plan review.

The clerk has contacted Jane Parkinson and asked if she could attend the meeting. Cllr Parkinson said that the parish council should contact Paul Hatch at Lancaster City Council and arrange a meeting with himself.

18/30 Date of next meeting.

Tuesday 15th May 2018 at 7pm.

The meeting closed at 9.26pm.