

Minutes
Burton-in-Lonsdale Parish Council Meeting
7.30pm Thursday 11th June 2020 at:

<https://us02web.zoom.us/j/71538074685?pwd=b09BeVJDQkJLMGVhRm8vd1Vad0hwUT09> ; **tiny url** <https://tinyurl.com/ycgs6q8w>

Present: Councillors Handley, Mason, Sedgwick, Shaw, Tate and Thompson (Chair); District Cllr. Brockbank; County Cllr. Ireton; one member of the public

Apologies: Cllr. Salrein

In attendance: the Clerk.

1 Code of Conduct and Recording of Disclosable Pecuniary Interests

To record Councillor's Disclosable Pecuniary Interests relating to this Agenda and any changes since the previous disclosure to Craven District Council
There were no declarations of interest.

2 Planning Application 2020/21595/VAR

Remove Condition no. 7 (temporary holiday accommodation restriction) on application 5/15/128, Sycamores And Beeches Cottages, Barnoldswick Lane, Burton In Lonsdale, Carnforth, LA6 3LZ; consideration of the application.
The Chairman invited the applicant to make a short statement.

The applicant considers the current development policy more supportive of the type of application being considered at this meeting; several properties in Ingleton have had the residency restrictions lifted in the recent past.

The Chairman thanked the applicant, and explained to the meeting it is the first time under his Chairmanship a meeting has been called solely to consider a planning application. This is necessary, as details of the application were received too late to be considered at the May meeting, and any comments must be received before the next scheduled full council meeting (July 2020).

A detailed discussion followed, the points summarised as follows:

- What would be the outcome of removing the condition? Some local residents are concerned the two properties would become either second or holiday homes, which would, in effect, be no different to the current arrangements. It would be preferable to have the houses occupied on a permanent basis; this would benefit the Barnoldswick Lane 'community' in a positive way.
- Local traffic (i.e. on Barnoldswick Lane) would not, it is thought, increase noticeably (indeed, since the beginning of COVID restrictions, delivery vehicle traffic has increased, due to the rise in internet shopping). A further comment was that holiday cottage traffic movements appeared more than permanent residential vehicle movements.
- If there are no other conditions attached to the property (e.g. covenants) the buildings would revert to normal residential property (to be confirmed with a planning officer).
- It was noted the 2017 report expected Barnoldswick Lane traffic to increase as there is poor access (1 mile from village centre) to local facilities.
- The applicant confirmed there would be no further development of the

- properties, should the residential condition be lifted.
- There is a need for ‘starter’ accommodation for younger families in Burton.
- The term ‘affordable’ is a legal term; in this instance, it would be more useful to use the term ‘market value’.
- A District Council grant in the year 2000, for converting the agricultural buildings into the two cottages, was repayable up to five years after the loan was made, (i.e. until 2005); this has no bearing on the current planning application.

District Councillor Brockbank reminded the meeting that, as vice-Chair of the District Council Planning Committee, she is not able to comment. However, it was pointed out that local occupancy conditions can impede both a property’s value, and obtaining a mortgage to buy the property. Further, there may be guidance in the Local Development Plan which encourages families to come to the Craven area, although it may not be strong enough to have a noticeable effect.

The Chairman thanked everyone for their comments and moved to ask Councillors for their vote.

Three councillors abstained, as they were connected to the application, either as a local resident, as a member of the District Council Planning Committee or undecided how to vote.

The remaining three councillors

Resolved

To support the lifting of Condition no. 7 (temporary holiday accommodation restriction) on application 5/15/128, Sycamores And Beeches Cottages, Barnoldswick Lane. A letter/email to be sent to Craven District Council.

County Councillor Ireton explained the previous applications had gone to the Planning Committee for discussion; it is very likely the same process will be followed for this application.

The Chairman thanked everyone for their contribution.

The applicant left the meeting.

3 Finance Matters

- a) Approval of payments of budgeted and non budgeted items

The new item of play equipment was installed last week; the contractors were very efficient and appear to have left the site in a very clean condition.

Resolved

To pay the final invoice from Playdale Playgrounds Ltd. The initial payment of £3,264.74 was the 50% deposit; the final payment is for £3,264.76.

4 Date, time and venue next monthly Parish Council meeting

Recreation Committee: 7.30pm, Thursday 25th June 2020, via ZOOM

Full Council: 7.30pm, Thursday 23rd July 2020, via ZOOM

Meeting closed at 8.08pm

Signed

Dated