

Minutes of an additional meeting of Crook and Winster Parish Council held by ZOOM on Tuesday 16th February 2021 at 7.30pm.

Present were Councillors Richard Metcalfe (Chairman), Alan Atkinson, John Leigh, Mike Poynter, Patrick Sefton and George Taylor, and Parish Clerk Kevin Price.

Planning:

The following applications were considered:

7/2021/5072 Broom Hill, Winster, Windermere. Amendment to condition no 2 (plans) on planning permission ref 7/2018/5778 (Extensions and alterations to dwelling and replacement garage) - garage design.

Approval is recommended. The Council points out that there are 13 exterior lights at this property and wonders if these can be reduced (or changed to PIR) as they are not in keeping with the village.

7/2021/5048 Brown Horse Inn, Winster. Proposed use of land for the siting of eight pods to form additional letting accommodation – following withdrawn application ref 7/2020/5048

The Council objects to this application and recommends refusal:

The Parish Council has considered this second application but did not revisit the site

The unanimous view is that the application be refused because primarily the construction of an eight unit caravan/ pod site in this location does not comply with the current planning policies of the National Park and that it will have a detrimental effect on the locality in landscape and traffic terms.

The Council is further concerned as to the application itself - the applicant is neither the freeholder nor the leaseholder of the Inn or the land in question, and therefore cannot commit those running the business to any of the statements made in the application form and the agent's statement.

The application form itself is incomplete as it does not name the person or company in the Certificate of Notice - does this make the application invalid ?

The application appears to be for a change of use of the land and that the other information is indicative only - this in the Parish Council's view is unacceptable as it may lead ,if approved , to a very different development taking place which may be nothing like the information currently provided (might it revert to the much larger units proposed in the recently withdrawn application?).

The agent's statements purport to link the need for the caravans/ pods to the survival of the Brown Horse Inn and the jobs there, but the applicant does not have ownership of the freehold or a leasehold interest in the property so in our view they carry no weight whatsoever in support of the application nor does the applicant employ 15 people as is suggested.

What the agent's statement does make clear is the fact that in their view the application does not comply with current Planning Policy or the approved Development Plan as they seek to suggest that these should be overridden (see 7.1 Conclusion) and the conclusion also refers to other material considerations without confirming what they are.

The Councillors are keen to point out that at the time of their recent visit the poly tunnel that has permission for horticultural use was in use for storage of domestic and commercial waste and an enforcement notice may well be appropriate to prevent further unlawful use.

The foul and surface water drainage for the Inn have been brought to the attention of the Council by local residents who are convinced that the present system does not cope at peak times and to add further albeit treated effluent will cause material and unpleasant results within the village.

The meeting closed at 7.55pm.

Signed:

Dated: