**UNDERSKIDDAW PARISH COUNCILMINUTES OF THE MEETING held in the Underskiddaw Church Rooms on Monday 15th February at 14:00**

**PRESENT :** Mr J Wilson (in the Chair), Mrs J Boniface, Mrs B Bulman, Mr I Hall, Mr C Corder

In attendance : Becx Carter Clerk, 2 members of the public

**2016.19 Apologies for absence.**

 Cllr T Gibbs & Cllr T Ryan

**2016.20 Minutes of the 16/01/16**

 **Resolved** that the minutes be signed as a true and accurate record by Cllr J Wilson in his role as Chair of the meeting.

**2016.21 Declarations on Interest.** The Chairman requested Members should declare any interest they had in any of the Agenda items.

 No declarations of interest or requests for dispensations were received.

**2016.22 Public Participation**

Two members of the public attended to raise concerns regarding this Keswick Garden Centre Planning application the concerns focused around:

1. Is the proposed development in accordance with the Local Development Plan (if there is one)?
2. The proposed property is too large with no evidence of need for Local Needs housing of that size
3. Is this proposed development in line with any previous conditions?

Concern was noted that there is surely no further need for local needs housing in light of the Calvert Way development.

Members of the public are seriously concerned about this planning application and also about the possible future intentions of the owner of this site, and the impact any possible decision on this application could have.

**2016.23 Lake District National Park Authority**

1. Decisions:

**Resolved** that the following decisions be noted as received.

|  |  |  |  |
| --- | --- | --- | --- |
| Ref | Location | Proposal | Decision |
| 7/2015/2293 | Underskiddaw Village Hall | Affix a defibrillator cabinet to outside wall | Listed Building Consent Granted  |
| 7/2015/2291 | Crag Side, Applethwaite | Erection of single storey porch extension to front elevation, utility, WC and entrance to side elevation. A patio with glass balustrade will rise up to the new porch and create a private space to the front of the property. | Granted with conditions |
| 7/2015/2280 | Underscar Manor, Underskiddaw | Replacement of existing metal gates, raising of stone piers and creation of new pedestrian side gate to the manor house main access | Granted with conditions |
| 7/2015/2272 | Crosthwaite Conference Centre, Church Lane | Temporary use of agricultural fields to accommodate campers and caravanners attending the Keswick Convention in Summer 2016 | Granted with conditions |

1. Planning Applications for Consideration

 **Ref:** 7/2015/2015

 **Location:** Keswick Garden Centre, Underskiddaw, Keswick, CA12 4PY

**Proposal:** Change of use of from café forming part of Garden Centre to Local Needs Dwelling

**Resolved** that Underskiddaw Parish Council strongly object to this planning application on the grounds that :

-It is in direct contravention with condition 4 of decision 7/2013/2029 *“Upon first occupation of the dwellinghouse hereby permitted the existing dwelling at Little Dodd Garden Centre shall cease use as a dwellinghouse and shall not thereafter be used as such. Reason: The dwellinghouse permitted is only justified as a replacement to the existing dwelling. “*

- There is no local need for this dwelling, the Housing Needs Survey of 2013 showed a need for only 10 houses (this is more than covered by the Calvert Way development that is currently in progress within the parish)

- In addition it was the understanding of the Parish Council that according to Condition 6 of planning decision 7/2013/2029 landscaping of the site should be undertaken, and maintained as such for a period of 6 years. This has not happened.

**Action: Clerk to submit these comments**

**2016.24 Members Queries**

It was noted that a further flooding/weather related problem that needs to be added to the list is:

* A large puddle that persistently forms in the drive way of Oakfield House on the A591 during periods of heavy rain. This appears to be caused by excessive surface run off from the fields which has potentially been aggravated by the spreading of sub soil on the field above Keswick Garden Centre during the building of the house referred to in 7/2013/2029.

**2016.24 Date & Time of the Next Meeting**

 Tuesday 15th March 2016 at 14:00- Underskiddaw Church Rooms

Meeting Closed at 14:35