

BRAMPTON PARISH COUNCIL

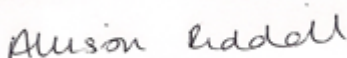
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7 November, 2024

Dear Councillor,

You are summoned to a meeting of the **PROPERTY AND ENVIRONMENT COMMITTEE** of **BRAMPTON PARISH COUNCIL** that will be held in the **MOOT HALL, MARKET PLACE, BRAMPTON** on **TUESDAY, 12th NOVEMBER, 2024** at **7.30 p.m.**

The meeting is open to the press and members of the public, however, please do not attend the meeting if you have Covid-19 symptoms.



Clerk

AGENDA

1. **APOLOGIES FOR ABSENCE**
To receive and agree apologies for absence.
2. **REQUESTS FOR DISPENSATIONS**
The clerk to report any requests received since the previous meeting for dispensations to speak and/or vote on any matter where a member has a disclosable pecuniary interest.
3. **DECLARATIONS OF INTEREST**
To receive declarations by elected and co-opted members of interests in respect of items on this agenda.
4. **MINUTES**
To authorise the Chairman to sign, as a correct record, the minutes of the meeting held on 15th October 2024. (copy herewith)
5. **PUBLIC PARTICIPATION**
To receive comments and representations from members of the public in relation to any item on the Agenda. (*Members of the public are permitted to speak on any Agenda item for up to 15 minutes. Members of the public are not permitted to speak at any other time during the meeting unless invited to do so by the Chairman.*)
6. **TOWN AND COUNTRY PLANNING APPLICATIONS –**
To consider the following:-
 - 6.1 **16 FRONT STREET, BRAMPTON (24/0591)** – Replacement of rear timber window and insulation; installation of new stud walling to create testing rooms for opticians; repair to ceiling; display of fascia signage to front elevation (LBC)
 - 6.2 **WESTWOOD, STATION ROAD, BRAMPTON (24/0037/TPO)** – Crown reduction of up to 10m to 1 lime tree (T3) and thin and reshape 1 beech tree (T1) subject to TPO260.

(Information available from the Cumberland Council website)

7. PROPOSED DEVELOPMENT AT GREENFIELD LANE

To note the information received on behalf of Persimmon Homes and consider what action, if any, to take. (Copy herewith)

Concerns raised from an initial presentation by Persimmon Homes under Min. 166/23 were as follows:-

- Vehicular access not being made available on Longtown Road. Members felt that access onto Dacre Road and/or Greenfield Lane would create excess traffic at junctions already struggling to cope. As the fire station was located on Greenfield Lane, it was vital there was no hindrance to the fire engine being able to exit. Two schools were also located in the area and traffic/parking was already an issue as was the safety of pupils crossing the A6071 and Greenfield Lane/Union Lane.
- Drainage - on site and beyond the site. Concern at an increase into use of the local waste water treatment plant and the effect additional homes would have on this and the drainage towards the River Irthing that passes through the cemetery.
- Could Persimmons demonstrate a commitment to affordable homes as there was a lack of trust with local residents through other developers reducing the number of affordable homes following initial planning permission being given.

8. USE OF KING GEORGE V FIELD

To consider a request from William Howard School to use/develop King George V field and facilities to accommodate rugby. The School is keen to explore more options whilst investigation into its own fields is ongoing, but may take several years. School representatives will be in attendance.

9. NATURE STATIONS

To consider the use of the following areas by Brampton2Zero as 'nature stations'. Each area would be a maximum of 2m x 5m, include a bench and small wooden pole with a QR code for further information.

- Murray Park – wet area at the bottom
- King George V field – behind Allason Close
- Moat drying green – adjacent to well

BRAMPTON PARISH COUNCIL

MINUTES of the **PROPERTY AND ENVIRONMENT COMMITTEE** of **BRAMPTON PARISH COUNCIL** held in the **MOOT HALL, MARKET PLACE, BRAMPTON** on **TUESDAY, 15th OCTOBER, 2024** at **7.40p.m.**

PRESENT

Councillor R. Grebby (Chairman, in the chair)
Councillor J. Errington

Councillor S. Bown
Councillor J. J. Harding

IN ATTENDANCE – Clerk
Councillor R. Logie

155/24 APOLOGIES FOR ABSENCE

RESOLVED to note apologies for absence were received from Councillor Robinson..

156/24 REQUESTS FOR DISPENSATION

RESOLVED to note that no requests for dispensation were received.

157/24 DECLARATIONS OF INTEREST

RESOLVED to note there were no declarations of interest made.

158/24 MINUTES -

RESOLVED to authorise the Chair to sign the minutes of the meeting held on 10th September 2024, confirmed as a true and accurate record.

ACTION: RG

159/24 PUBLIC PARTICIPATION SESSION

RESOLVED to note there were no members of the public in attendance.

160/24 TOWN AND COUNTRY PLANNING APPLICATIONS –

Applications for planning consent were considered.

RESOLVED to advise Cumberland Council of the Council's comments as follows:-

160/24.1 RIDGE HOUSE, LANERCOST ROAD, BRAMPTON (24/0053/S211) – Removal of 1 horse chestnut tree in Brampton Conservation Area.

No observations.

160/24.2 16 FRONT STREET, BRAMPTON (24/0592) – Display of non-illuminated signage to front elevation.

No observations.

160/24.3 BOAT HIRE CABIN, TALKIN TARN COUNTRY PARK, TARN ROAD, BRAMPTON (24/0576) – Replacement of wooden hut with shipping container.

No observations.

(Signed) Chair.....
Date

160/24.4 16 FRONT STREET, BRAMPTON (24/0596) – Change of use from laundry to opticians.

No observations

160/24.5 FAIRVIEW HOUSE, CAPON TREE ROAD, BRAMPTON (24/0036/TPO) – Removal of branches to 1 beech tree.

No observations

160/24.6 3 RIDGEVALE TERRACE, LANERCOST ROAD, BRAMPTON (24/0606) – Demolition of existing single storey rear extension; erection of replacement single storey rear extension to provide additional living accommodation. (Revised application)

No observations.

ACTION: Clerk

161/24 NOTIFICATION OF DECISIONS

RESOLVED to note the following decision from Cumberland Council on an application the parish council had already made comment on:-

- **37 GREENCROFT, BRAMPTON (24/0518)** – Erection of single storey front extension to living room.
PERMISSION GRANTED
- **72 CARLISLE ROAD, BRAMPTON (24/0501)** – Erection of single storey side extension to provide conservatory.
PERMISSION GRANTED

162/24 PLANNING APPLICATION 23/0454 – LAND TO THE SOUTH OF GREENHILL, BRAMPTON

RESOLVED to note that Councillor Robinson had attended the site visit held on 15th October 2024; that parish council members were still not permitted to speak at these site visits and the planning committee of Cumberland Council would consider the application on Wednesday 16th October 2024.

RESOLVED to note the following responses contained in the officer's report on concerns raised by the parish council on this application:-

- A Local Lettings Policy should be in place and without this the parish council would not support the scheme. Response – The applicant has since confirmed in their Affordable Housing Statement that they are signed up to Cumbria Choice Based Letting's and occupancy of the homes will be by persons having a local connection with a priority to those in Brampton parish then surrounding parishes.
- Slope stability assessment to be carried out to ensure how safe slope/ground conditions are for construction. Response – This issue would be picked up via the relevant Building Regulations application.
- S106 agreement to be implemented for off-site play provision. Response – This has not been requested by Cumberland Council's Green Spaces team during the application process. A viability statement has also been submitted which confirmed that it will not be viable or feasible for the scheme to provide any additional contributions.
- That a sustainable drainage management and maintenance plan for the lifetime of the development should be submitted and agreed prior to occupation of the development in order to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network. Response – The disposal of foul drainage to the existing mains drainage network is acceptable to United Utilities subject to a relevant condition requiring full details.
- That an ecological appraisal relating to wildlife (other than badgers) is carried out. Response – A Preliminary Ecological Appraisal (PEA) has been carried out and includes details on bats, birds, hares and red squirrels.
- Could consideration be given to the relocation of the nearest bus stop and making the bus stop a sheltered one? Response – This issue is outside the scope of the current application.

(Signed) Chair.....
Date

163/24 CEMETERY

The Clerk gave an update on the works being carried out for the cemetery extension.

RESOLVED to note the update.

164/24 BUDGET 2025/26

Members gave consideration to any projects that could impact the 2025/26 budget and to all budget headings within the remit of this committee.

RESOLVED to consider the following:-

- Drainage improvements at King George V field

Meeting closed 8.12pm.

DRAFT

(Signed) Chair.....
Date

Our Ref: 2023-038

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Email Transition Only.

Dear Councillors,

Re: Proposed Housing Development and Planning Application at Greenfield Lane, Brampton

We write on behalf of our client, Persimmon Homes Lancashire, in respect of the above site, known as Land at Greenfield Lane, Brampton.

As you will know, we attended the Parish Council meeting on 17th October 2023. In the meeting, we gave a brief presentation on behalf of Persimmon Homes regarding the proposed housing development at the above site. Prior to our attendance at the meeting, we had held a pre-application meeting with Cumberland Council [reference: 23/0795/Enq] to discuss key issues likely to arise to inform the technical work being done in the background.

An Environmental Impact Assessment (EIA) Screening Opinion Report was also submitted to the Local Planning Authority [reference: 23/0004 ESO] in respect of the above site to determine whether the proposals for the new residential development constitutes an EIA development. A response was received by the Local Planning Authority 27th November 2023 whereby it was confirmed that the proposed development does not constitute an EIA development.

Since the meeting in October 2023, the Project Team have been coordinating the required technical work to advise the planning application, particularly in respect of highways noting the Parish Council's position regarding access. Our transport consultant has held further discussions with Council's highways team, and they have indicated that they would not want the principal access to be from Longtown Road due to the significant works associated with facilitating it. In light of these further discussions, the intention is therefore to retain the principal access from Dacre Road but route the construction phase vehicle movements via Longtown Road to minimise disruption during the build-out phase. We hope that this is a reasonable solution to the problem noting that we are constrained in our ability to utilise Longtown Road for the operational phase access.

Beyond the technical work, Persimmon have been progressing the public consultation which is to be launched in the next couple of weeks. We will ensure that the website and materials will be shared with the Parish Council as soon as they become available.

In terms of timescales for the submission of the planning application, it is anticipated that the planning application will be submitted by Christmas 2024. Following this, we will be waiting for an official confirmation from the Local Planning Authority that the application has been validated and then the application will be publicly live for consultation and determination.

Should you require further information/clarification which has not been addressed in this letter, please do not hesitate to contact us.

Yours faithfully,



Rachel Glover-White
Director
NJL Consulting (Manchester) Limited