

Agenda Item for the 1st September Meeting

Proposal:

That the PC reply to David McGowan expressing their disappointment that the planning department were not able to provide the promised data for the amount of development in Crosthwaite in comparison to other villages in the Central and South East Distinctive Area. We would welcome the provision of data that shows the number of housing permissions within the C&SE DA granted in villages as a group over the last 10 years.

Further, that the Parish Council request case planning officers no longer use phrases in their reports to the Development Control Committee that imply that Crosthwaite has had less development than other villages in the LDNPA, when data is not available that supports that statement.

Further, that the Parish Council ask case planning officers to explicitly report the number of new housing permissions in Crosthwaite over the last 10 years in comparison to other villages in the C&SE DA.

Background

Many parishioners believe that there has been excessive housing development in Crosthwaite over the last few years, evidenced by their turnout at PC meetings and the number of letters written to object to recent planning applications.

A parishioner has collected data for the number of new dwellings in each of the 5 villages in the C&SE DA (Witherslack, Troutbeck and Troutbeck Bridge, Lindale, Chapel Stile and Elterwater, and Crosthwaite).

Village	New Dwellings		Agricultural /Hotel Staff Dwellings	Holiday Accom'n	Increase in Perm Dwellings	Notes	New buildings
	Total	In Village					
Witherslack (Excl Caravans)	8	7	3	2	3	4 x Barn Conversions 1 x Old Vicarage	4
Troutbeck & Troutbeck Bridge (excl Caravans)	6	1	0	0	6	4 x Barn Conversions 1 x Demolition of Garage and build 3 bed house	1
Lindale	8	7	0	0	6	2 x Barn Conversions 1 x Demolition of house to build 2 semi's 1 x Detached annex	4
Chapel Stile & Elterwater	7	7	3	0	3	1 x First Floor conversion 1 x Conversion of store to dwelling 3 x lodges at Langdale for staff	2
Crosthwaite	37	27	2	0	35	8 x Barn Conversions 1 x Office to Dwelling 1 x demolition and construction of dwelling 1 x Change of Use	26
Totals	66	35	8		53		37
Percentage in Crosthwaite	56%	77%			66%		70%

It is clear that there is no evidence of less development in Crosthwaite over these years.

Given that we are the only village without a shop or bus service it seems odd that development continues to be agreed in Crosthwaite.

If data were available that supported the planners view that Crosthwaite had had less development, I would be happy to support their views and help explain them to parishioners.

At the last Development Control Committee meeting on the 5th August I asked two questions (on behalf of myself not the PC). The questions were:

1. Could the Development Control Committee (DCC) explain how they monitor the cumulative housing development in individual villages in a distinctive area over the lifetime of the Local Plan to ensure that these villages are not over developed and that they maintain their distinctive character?
2. How does the DCC evaluate and assess the cumulative development in a village or other settlement type during the lifetime of the Local Plan when considering individual planning applications?

The reply I got was very formal, read out by the LDNPA's legal representative. I have copied this to you if you wish to read it. In a nutshell, there is no data available on development in individual villages and the DCC does not monitor development in individual settlement types. Monitoring is done annually but it appears that the monitoring does not include that for their Core Strategy 02 which states that 'the level of development will be proportionate to the size and population of the settlement and to the capacity of the settlement to accommodate further development'

The planning department is not being held accountable. I believe PCs should hold them accountable if the DCC does not. Blindly pursuing housing targets at the expense of local communities is not in the spirit of the LDNPA Local Plan.

It was also interesting that during discussions on a planning application in Crosthwaite, one of the PC representatives on the DC (for Staveley) challenged the planner's notion of local need being based on data from the SLDC Kendal Rural area, something that I also believe is misguided.