

PENNINGTON PARISH COUNCIL

Ordinary Meeting of the Parish Council

Monday 10th February 2025

7pm

Parish Rooms

Minutes

Attendees	Mrs Athersmith Mr Corbett Mrs Corbett Mrs Slater	Mr Stretch Mr Squires Mrs Thompson (Chair) Cllr Cooper	2 Members of the Public		
	DISCUSSION		ACTIONS	OWNER	DUE
25-02/1 Apologies	• Mrs Bell				
25-02/2 Declarations of Councillors Interests	• Mrs Thompson declared an interest in item 25-02/09 as one owner of the wall adjoining the proposed new entrance				
25-02/3 Exclusion of Press and Public	• None				
25-02/4 Vacancies	• There were no vacancies noted and full membership observed.				
25-02/5 Previous Minutes dated 16/12/24 and Matters Arising	• Investigations into woodworm are still ongoing. • CLP to speak to school RE: dog fouling posters for around the parish. • Minutes signed as a true and accurate reflection of the meeting.	• HSI and LB to contact Rentokill LT to contact Environmental HHealth	• HSI LB LT	• Ongoing	
25-02/6 Public Participation by Question and Comment	• Council were informed that a member of the public has reported 14 drains with what3words and photos on 30 th January Council cleaned 1 drain. Continued issues with drains and potholes were noted along with issues reporting via HIAMS.				

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25-02/7 District Councillors/ Elected Members Reports	<ul style="list-style-type: none"> • Cllr Cooper provided updates on the 20mph scheme • Cllr Cooper provided updates on dog fouling signs with MB to pursue for school area and Pennington. 			
25-02/8 Councillor Updates	<ul style="list-style-type: none"> • Council were informed that only one suggestion for the telephone box has been received – suggestion was to house a defib. • Mr Squires to get definitive costs in relation to .gov domains 	<ul style="list-style-type: none"> • KS to get costs 	<ul style="list-style-type: none"> • KS 	<ul style="list-style-type: none"> • Next meet
25-02/9 Planning Matters	<ul style="list-style-type: none"> • 2025/0107/FPA – Demolition of existing house (Charnwood) and associated outbuildings and erection of 155 dwellings with associated roads, footpaths, car parking, landscaping, infrastructure and access to be taken from Cross a Moor Swarthmoor at land at Cross a Moor. • 2024/2303/FPA – Methodist Church at Goad Street - It was noted that the Football Club Committee did not meet to discuss and resolve to agree parking for the Methodist Church. 	<ul style="list-style-type: none"> • LB to responds as per appendix 1. • LT to investigate 	<ul style="list-style-type: none"> • LB • LT 	<ul style="list-style-type: none"> • ASAP • Next meet
25-02/10 Financial Matters	<p>Financial Matters Balance as at 10/12/2025</p> <p>Payments <u>To resolve to note the following payments from Bank Statements</u> <u>11/12/2024 – 10/01/2025</u> Yvonne Athersmith Parsh Rooms Paint Lynn Bell Parish Rooms Paint ALG Insurance CALC Training SLCC Training SLCC Membership</p>	<p><u>£32,897.78</u></p> <p>£165.00 £51.18 £1,763.82 £30.00 £144.00 £148.00</p>		

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	Total Cashbook Receipts <u>Anticipated Receipts</u> Sunnyside Rent Total Anticipated Receipts Total Payments Total Receipts Running Balance Reserves Buildings Maintenance Bus Shelters Maintenance Election Fees Playground Maintenance Car Parks Footpaths Allotments CLP Grants General Reserves Daily Running Reserves Total <u>To resolve to consider/approve the following payments:</u> It was resolved to approve the Basketball area tidy up in principal – to be ratified at the next meeting	<u>£622.00</u> £470.00 <u>£470.00</u> <u>£4,913.04</u> <u>£1,611.00</u> <u>£29,595.74</u> £15,546.49 £1,813.73 £3,000.00 £2,418.80 £400.00 £400.00 £400.00 £250.00 £225.00 £5,729.80 £75.23 <u>£30,259.05</u> £250.00		
25-02/11 Policies	<ul style="list-style-type: none"> It was resolved to re-adopt the following policies: <ul style="list-style-type: none"> - Equality and Diversity - Safeguarding Policy - SAR Policy - Training and Development 			

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25-02/12 Items for future agenda	<ul style="list-style-type: none"> • Telephone Box Library • Parking and Road Safety Pennington School 			
25-02/18 Date of Next Meeting	The next ordinary meeting was agreed for 10 th March 2025 – 7pm in the Parish Rooms.			

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Appendix 1

PLANNING APPLICATION RESPONSE – 2025/0107/FPA - LAND AT CROSS-A-MOOR SWARTHMOOR ULVERSTON CUMBRIA LA12 0RT -

At the meeting of Pennington Parish Council held on Monday 10th February 2024 planning application:

No: 2025/0107/FPA

Development: Full planning application for the demolition of an existing house (Charnwood) and associated outbuildings and the erection of 155 dwellings with associated roads, footpaths, car parking, landscaping, infrastructure, and access to be taken from Cross-a-Moor, Swarthmoor.

Location: Land at Cross-a-moor Swarthmoor Ulverston Cumbria LA12 0RT

Was discussed and it was resolved to **OBJECT** to the application based on the following:

- The original public consultation as detailed by Story Homes was a number of years ago, the plans provided then, are completely different to the current application - additional public consultation should be arranged.
- Surveys and assessments may potentially show outdated data especially considering construction of the A590 Cross-a-Moor round-a-bout and different plans as noted above.

Material Considerations**Loss of Privacy/ Overshadowing/ Loss of Light**

- The impact on existing infrastructure – existing houses will border the proposed development with some houses overlooking gardens and some existing properties being faced with gable ends. This creates significant issues with privacy, overshadowing and loss of light.

Design

- Pennington is a rural parish, the proposed development is not in keeping with this and the taking of agricultural land for development directly contradicts Westmorland and Furness Council's Climate Action Plan.
- The development is identified as affordable housing however, there is no guarantee that this will be the case, especially taking into account the number of recent new developments in neighbouring parishes that are clearly not affordable, there is also a risk that these will be used as second homes or Air BNB type properties. Many recent developments are still with unsold lots.
- There is also no documented evidence that CIL funding relating to these developments has been used to improve the infrastructure or provide better services.

Highway Safety, Traffic and Parking

- The road is the main thoroughfare for school and nursery access many that walk, cycle, scoot. Access to the development along Pennington Lane poses a real and significant risk the safety of pedestrians and nursery/ primary school children.
- There is already substantial issues with traffic on Pennington Lane with access to the Primary School, Nursery and Community Hall.
- The road is regularly used by heavy agricultural vehicles and agricultural deliveries, additional use of Pennington Lane creates issues with both traffic, parking and safety.
- There will be increased heavy vehicular access at potentially peak usage times in the form of refuse/ recycling collection, this poses further challenges and safety issues for motorists, cyclists and pedestrians, especially young/ small children accessing the school/ nursey facilities.

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- There is an additional entrance shown directly onto the A590 – this creates significant safety concerns as this is a busy A road that cannot support another entrance. Confirmation of the purpose of this entrance is needed.

Flooding/ Drainage/ Environmental Considerations

- The development will impact already identified localised flooding in the area and pressure on existing highways drains. The plans discuss soak-away on the land however, the land already floods - with rain water discharge/ run off creating substantial streaming on the lanes and onto neighbouring farm land. This has also been observed on the link roads adjoining the round-a-bout from Cross a Moor along Main Road. The Parish Council has photographic and video footage to substantiate this.
- From the maps, drainage is expected to flow towards Pennington Beck. Have the flow rates at peak been monitored as a flooding issue further down the beck towards Ulverston? Consideration should be given to the possible impact on transport routes, especially taking into account recent flooding/ damage to the railway at Barn Beck that halted train services for 14 days.
- Sewerage - The impact on current water and sewerage supply/ pipes. There is already identified concerns with the water supply in the area and this 155 new houses will significantly increase pressure on existing resources.
- In response to the planning application submitted in 2014, United Utilities responded to offer their comments, which include –
- Prior to the commencement of the development, a scheme for surface water and foul water drainage (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted for approval shall be in accordance in the Flood Risk Assessment dated November 2014, report no: 5730/R2 proposing surface water discharging into the infiltration system. No part of the development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, land drainage, nor highway drainage shall connect to into the public sewerage system (directly or indirectly). The development shall be completed, maintained and managed in accordance with the approved details.
- A public sewer crosses this site and we will not permit building over it. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of “Sewers for Adoption”, for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant’s expense, may be necessary. To establish is a sewer diversion is feasible, the applicant must discuss this at an early stage with JW at wastewaterdevelopmentservices@uupic.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be permitted in the vicinity of the public sewer and overflow systems.
- Source: United Utilities response letter, reference no: DC/14/4750, to South Lakeland Council regarding planning proposal SL/2014/1147 for 141no Residential Dwellings with associated infrastructure and landscaping, dated 05/01/2015.
- In response to the planning application submitted in 2014, Cumbria County Council responded with the following comments –
- Historic environment
The applicant has helpfully commissioned an archaeological desk based assessment and geophysical survey of the site, the results of the survey show that archaeological assets consistent with the form of prehistoric settlement or burial remains as well as agricultural remains of unknown origin survive on the site. These archaeological assets will be disturbed by the proposed development.

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It is therefore recommended that, in the event planning consent is granted, a programme of archaeological investigation of the site be undertaken in advance of development to record the archaeological assets which will be disturbed. The County Council advises that this archaeological should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent. The following form of words is suggested: *No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.*

- Source: Cumbria County Council response letter, reference no: S0104/14/1147, to South Lakeland District Council regarding planning proposal SL/2014/1147 for 141 dwellings with associated infrastructure and landscaping.
- Is the Local Planning Authority confident that the conditions set out in the responses from Cumbria County Council and United Utilities have been met?

Scale

- There is a clear pressure on our Local Government to build new homes with an increase from 350 to 1400 new homes per year – with the 5 year plan identifying 7000 new homes or penalties for the council. This is putting additional pressure on our agricultural industry, ecosystem and environment. There have been additional developments not identified in the local plan that are now posing a risk of over-development in the area.
- The development will have an impact on existing local amenities:
- There is already huge strain on local GP's, Dentists, Schools and nurseries with those in the immediate catchment area and closest towns/ villages being over-subscribed and waiting lists running into years. There has to be consideration at what point effect becomes saturation.
- Our local towns are closing many essential services including banks and reducing bus services which directly contradicts encouragement of active travel.

Scale, Design, Wildlife, Environmental Considerations

- There is evidence of prehistoric settlement, burial site and agricultural remains as identified in previous archaeological surveys, construction of the proposed development will disturb buried archaeological assets of local interest.
- There is evidence of and a history of mines under the development site, with sink holes having appeared in existing property gardens, and in the properties themselves. The suitability of the ground for development has to be questioned.
- This also leads to consideration being needed to the possible negative structural impact of existing properties and whether groundworks will undermine the integrity of existing building foundations and lead to subsidence or irreparable damage.
- Consideration must be given to the impact on and loss of the area's natural habitat and wildlife.
- Consideration must be given to potential light pollution from external lighting and the impact on neighbouring properties, highways and wildlife.
- Pennington Parish Council are keen to reduce Carbon Emissions in response to the Cumbria Net Zero campaign and support Westmorland and Furness Council's pledge to achieve Carbon Net Zero by 2037
- Consideration must be given to whether development adversely affects climate during 'climate emergency'.

The Parish Council therefore request that this application be refused.

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