

**MINUTES OF THE OUT RAWCLIFFE PARISH COUNCIL MEETING HELD ON  
WEDNESDAY 20 SEPTEMBER 2017 AT THE SUNDAY SCHOOL**

PRESENT: Cllrs Mrs D Andrews (Chair); M Gardner; Mrs B Mackie; J Swannie; J Wilkinson. The meeting opened at 7.35pm.

**064/1 Apologies:** Cllr Mrs A Metcalf.

**064/2 Declaration of interest.**

Members were reminded of the requirement to declare any direct or indirect pecuniary or other interests in accordance with the code of conduct and to update the register as necessary.

**064/3 Minutes** The minutes of the previous meeting were approved. (P: JS / S: BM)

**064/4 Open Forum** No members of the public were present.

**064/5 Sight line railings update:** JW to take advice from Pilling PC and report at the next meeting..

**064/6 Owl Wood conservation.** Further information had been sent to the solicitor. AM was to speak to the owner of the nursery about the tarmac surface.

**064/7 Flood Forum.** The Clerk to forward the minutes on receipt.

**064/8 Draft Local Plan Consultation.** The working party presented a report. Response:

“It is considered inappropriate to set aside areas of land for large or medium scale residential development as it would permit unrestricted development within those areas with the possible loss of existing farms and farm buildings, which would in turn have a negative impact on the valuable agricultural land in the area. Also of concern is the lack of amenities, particularly public transport, and the resulting impact on the very poor road network. Small scale development, particularly that associated with agricultural operations, should be considered on its own merit. Brown field site development is preferred where possible, also to preserve the agricultural land. There is also a need to close a loophole in existing policy. There is generally a presumption in favour of COU from agriculture to private equine and a presumption in favour of conversion of existing buildings. This allows developers to build robust private stabling for letting purposes and then apply for conversion to residential use on the basis that the stabling becomes unviable. Aside from the carving up of good farming land into small equine plots with associated mobile caravans and other unsightly paraphernalia, this leads to back-door residential development of inappropriate design. A suggested solution would be to specify design parameters for stabling (e.g. lightweight structures with single skin timber cladding) and maybe to require their removal if redundant by planning condition.”

**064/9 Pinfold.** No response had been received from Cllr Mrs Pimbley regarding the inclusion of the site in WC’s rounds.

**064/10 Planning.** 17/00798 Camberley Farm. Recommendations: We recommend the application be permitted and that suitable additional screen planting be installed by means of a planning condition.

**064/11 Planning.** 17/00811 Rawcliffe Road. Recommendations: No objection. We recommend that future COU to residential use be avoided by a planning condition requiring that the building be removed should its use become redundant.

**064/12 Planning.** 17/00844 Lancaster Road. Recommendations: Object. Contrary to local and national planning policy. New access onto Lancaster Road with no LCC Highways approval. Absence of any justification in terms of need / planning policy. Absence of FRA. Dangerous precedent for residential development in the countryside.

**Finance**

**064/13 Payments:** Lengthsman – contract fee - £472.50.

**064/14 Accounts:** The audited accounts for the year ending March 2017 were accepted. (R: BM / S: MG). There were no matters arising from the audit.

**064/15 Clerk’s Report:** No further items were tabled.

**064/16 Items for agenda:** Nil

The Chairman closed the meeting at 9.10pm

Signed .....Chairman

Date .....