

Stanwix Rural Parish Council

Public Meeting to consider planning application 23/0347

Monday 10th June 2023, 7pm.

Present: Cllr C Nicholson, Chairman, Stanwix Rural Parish Council. The Clerk, S Kyle. Approximately 250 residents, including five parish councillors.

Apologies: Cllr Neil Watson. Cumberland Councillors John Mallinson, Brian Wernham and Helen Davison. Cumberland Council planning officer Alanzon Chan. Gleeson Home developers.

Cllr Nicholson welcomed everyone to the meeting, noting that it was the biggest meeting he had known in the last twenty-five years. He read out an apology statement from Cllr Wernham for not attending with his reasons noted. Cllr Nicholson also noted the absence of the developers and that a drop-in session was potentially going to be facilitated; further information to come on that at a later date. He noted the purpose of the meeting was to get a feel of community views to guide the parish council submission. A show of hands indicated that all those present were against the application.

Views were held from a large number of residents. A outline of the issues raised is summarized as follows:

Flooding

The site is known to flood making it an unsuitable building site. Discussion of clay surfacing, lack of drain clearance and flood alerts for field site.

Brownfield Site

The alternative brownfield site in the village is proposed as a more suitable alternative should any building be carried out in the future.

Alternative Provision

Suggestions for inner-city Carlisle development or the hastening of the garden village in the south of the city were preferred.

Concern over Gleeson homes with empty houses elsewhere in city area.

Education

Concern over lack of available school places – Houghton school spare 12 places, will be at capacity next year to eighteen months. No room for expansion. School was oversubscribed this year by 20 percent leading to sibling admission issues.

Emergency Access

Concerns, particularly regarding use of PROW for second site.

Parking

In Jackson Road, adjacent to village shop, and church (particularly when services on).

To also consider visitor parking.

Infrastructure

Lack of available doctors, dentists etc, in addition to schools. Extra burden on utilities. Extra visit from refuse trucks and HGV's etc.

Construction Vehicles/Phase

Concerns over construction length and vehicles

Traffic

Increase in traffic, not only at unsuitable junction to site but extra additional congestion on and around Houghton. Also risk of accidents – map used in application is incomplete and inaccurate.

Cars already on road – numbers quoted, concerns already over 30mph speeding.

Concerns over access, will access be widened?

Drainage

Drainage problems in Jackson Road concern for many residents with flooding incidents regularly.

Houghton site of many natural springs – 13 and previous ponds. No where for water to go, rises in drains, site will prevent water run off and impact whole village. Some houses have pumps in basement and raised gardens to combat.

EA has apparently no recorded incidences of flooding – reporting errors.

Nutrient Neutrality

Significant run off into the Beck a concern. Previous use as a farmland may influence. How can it be achieved?

Brunstock Beck/River Eden SSSI/Ecological Habitat

Many species of wildlife and endangered/protected species in existence. Not only in river but in surrounding fields.

No prelim ecology statement provided.

Application Errors

Some errors on the application form were noted, questioning validity of documentation (including economic impact etc)

Deed of Covenant

Above to be investigated to see what implications this will have; potential civil matter.

Trees

Number of trees on site- potential TPO application to be made?

Listed Buildings/Hadrian's Wall

Number of the above adjacent to the site.

World Heritage site adjacent too.

Development Tactics

Concerns over application to build 163 but cease at 99 to avoid s136 payments etc.

Houghton Rural Masterplan

Acknowledgement of above; use as guidance for LPA – no new large scale development >15 years.

Crime

Concerns over increase in anti-social behaviour – requirement to build into application.

Test Holes

Request that test holes are filled in on land, due to potential danger.

Noise/Light Pollution

Noise pollution survey inadequate – microphones masked by Ronnies wood.

Potential for adjacent houses to suffer from light pollution.

Residents were recommended to:

- Form an action group
- Write to LPA with a letter of objection, as soon as possible, one per person (not per house)

Parish Council to make public the material planning considerations that will be considered. Noted that PC meeting will be held on Wednesday; public welcome for 20 minute slot.

Discussion was also held regarding previous sites, applications and the planning process. Everyone thanked for attending, including Cllr Nicholson for chairing.

Meeting was closed at 8.55pm.