

Meeting of Glanton Parish Council held by Zoom on Monday 20th July 2020 at 7pm

1: Present

Parish Councillors John Guiry, John Lang, Jon Radgick (Chair) Susan Rogers

2: Apologies for Absence

Councillors Angus Collingwood-Cameron, Susan Collingwood-Cameron, Jerry Dronsfield, and Clerk Stephen Rickitt

3: Disclosures of interest

Cllr John Guiry is the owner of Town Farm and applicant for the planning permission under discussion. It was agreed that he would provide information and answer questions and then leave the meeting before substantive discussion of the Council's response to the consultation.

4: Planning Application for housing development at Town Farm

Cllr John Guiry gave a précis of the history of the process so far, explaining that although in this time of Covid-19 it seemed odd to be making the application it was in fact the culmination of a three year process involving numerous surveys and investigations, and if he delayed the application some of those surveys would be time-limited and would need to be recommissioned.

He stated that if he was successful he had not yet decided whether to market the site to developers immediately or delay until steadier times.

He explained that the old stone farm steading buildings were not suitable for current farming practices and although still in reasonable condition had been reroofed with steel panels and over time would likely deteriorate. This proposal would preserve the buildings and put them to a more sympathetic use.

The three new build houses on the site of the current stack yard were needed to make the refurbishment of the old buildings financially viable.

John stated that he intended to continue farming in the near future and the remaining buildings would continue in their current use.

Cllrs John Lang and Susan Rogers both expressed concern at the prospect of a new junction onto the road from Powburn in view of the frequency, size and speed of the logging lorries, but they agreed that this was a matter for traffic calming measures rather than an objection to the development.

Cllr John Lang expressed concern that Glanton had too many holiday or second homes, however as the proportion of second homes was still much lower than in many other villages all agreed there was no point in asking for a planning condition limiting such a use.

At this point Cllr John Guiry left the meeting.

Legally this meant the meeting became inquorate and the following are comments for the Parish Council to adopt (or not) at its next meeting

5: Discussion

Cllr Jon Radgick said that given that there were two development sites with planning consent actively on the market and had been for quite some time there may be little appetite for developers of another scheme, but this proposal had the merit of some smaller properties which might be more attractive to buyers.

Cllr Radgick explained that he had received the views of Cllrs Angus and Susan Collingwood-Cameron both of whom had no problems with the development.

Cllr John Lang said that he felt this proposal would be an enhancement to the village in that it brought into use land and buildings which were underused and not particularly attractive.

Cllr Susan Rogers said she felt the proposal was preferable to the two green field developments which had already been approved.

The meeting concluded that the Parish Council should support the application.