

Ainstable Parish Council

Serving the villages of Ainstable, Croglin, Newbiggin, and Ruckcroft,
the communities of Dale and Longdales, and the surrounding farms and houses

Chairman: Nigel Vear,
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An extraordinary meeting of
Ainstable Parish Council

held at Ainstable Church Institute at 7:30pm on Thursday 6th June 2019.

Present: Cllr Vear (Chairman); Cllr Bellis; Cllr G Proud; Cllr H Proud; Cllr Bradshaw; Cllr Smith

In attendance:

Mr John Metcalfe, the applicant of planning application 19/0219

Angus Hutchinson of Hyde Harrington Ltd, planning agent.

Approx. 25 members of the public

Minutes

1. Apologies were received from Cllr Ritchie.
2. Cllr Bellis, and Cllrs H and G Proud, declared an interest in agenda item 3.
3. The following planning application was discussed:

APPLICATION

NO.	LOCATION	PROPOSAL
19/0219	Hillside, Ruckcroft	Outline planning permission for residential development

Mr Hutchinson addressed the meeting and described the background to the application. He referred to the Eden Local Plan and to the guidance around infill and rounding off, and also to the requirement to build new housing suitable for local occupancy.

The councillors asked wide-ranging questions around the planning application, including:

- Surface water drainage, which is considered to be a major stumbling block on this site. The site is well known in the village for the run-off which has caused considerable problems for the houses opposite during the wet parts of every year.
- The placing of the property away from the edge of the road, and located behind the neighbours in Hillside Cottage. The parish council felt that even if the proposed development was substantially dug into the hillside, it would still overlook Hillside Cottage.
- Whether the site could be considered as infill, since there is no gap between properties to be filled. The proposal does not meet the requirements for infill as set out in Draft Housing Supplementary Planning Document – Feb 2019.
- Whether the wall and hedge Mr Hutchinson referred to were sufficient to be considered 'strong defensible boundaries' in rounding off the village. If the development were to go ahead it would extend the boundary of the southern part of the village of Ruckcroft northwards into open fields.

The meeting was addressed by a number of people from within the village of Ruckcroft who raised a range of issues including:

- Surface water drainage causing flooding problems for the houses downhill.
- The placing of the proposed development behind the current line of houses.

- Possible style of development – all other properties on that side of the road are traditional sandstone-built cottages close to the edge of the road.
- The detrimental impact on the neighbours in Hillside Cottage – this proposed development would overlook Hillside Cottage, and would impact severely on their privacy.

Following the questions and comments from the members of the public, the parish council took a vote.

Resolved: to object to planning application 19/0219.

4. Date of the next ordinary meeting – Tues 16th July 2019.

The meeting closed at 21:00.

DRAFT