Broughton Parish Council

Minutes of the meeting of Broughton Parish Council held in a virtual meeting room via GoTo Meetings on Thursday 17th December at 19:00

**Present:**  Mary Bradley (in the Chair), Sue Hannah, Steve Hannah, Bill Smith, Claire Winter, Paddy Gorrill

**Attendance:** Becx Carter (Clerk), A/BC Cllr Cockburn

**Apologies:** J Sewell (Family Commitments), Adrian Davis Johnston (Work Commitments), A/BC Cllr J Farebrother.

With 6 Councillors present the meeting was quorate.

# 124/2020 Apologies for absence

Apologies were accepted and received from the above-mentioned persons.

# 125/2020 Requests for dispensations and declarations of interest

None

# 126/2020 Minutes of the meeting held on the 24th November 2020

All members of the council had received a copy of the minutes.

**Resolved** by all present that the minutes be signed as a true and accurate record of the meeting by the Chair, Cllr Mary Bradley

**Action: Clerk to upload the completed minutes to the website.**

# 127/2020 To consider suspension of Standing Order 5 (Standing Orders for Virtual Meetings)

# Resolved by all present that Standing Order 5.6 of the Standing Orders to allow for Digital Meetings be suspended for the duration of agenda item 128/2020 to allow members of the public to speak verbally to the below agenda item.

# 128/2020 Derwent Forest Development Discussion

All consultation documents referred to this evening are available on the <https://www.wyg.com/planning/consultations/derwent-forest-broughton-moor>

Cllr Mary Bradley welcomed all those present to the meeting.

The Clerk confirmed that despite her best attempts she had not succeeded in obtaining clarity from Allerdale Borough Council on the status of this masterplan. It is not clear yet if this is just a consultation being ran by the Developers and their Consultants or if this masterplan has some form of legal standing in terms of the planning process. If so it is not clear if this masterplan is being submitted as an outline application in its own right or if it is an additional supporting document to the two existing planning applications that are currently active with Allerdale Borough Council.

1) OUT/2020/0004- Outline application for 71 residential units (including access, scale, layout & landscaping.

2) FUL/2020/0047-Visitor centre with associated gatehouse, parking & infrastructure. Though this doesn’t appear to be visible on the recently issued masterplan.

Cllr M Bradley informed all those attending the meeting that the records of this meeting will be used to capture the main points raised so that any submission from the Parish Council accurately reflects the views of the parishioners from across the Parish.

The Parish Council along with ABC requested that there be a master plan submitted so that the entire project could be viewed. There is a serious concern that without a masterplan that is legally binding that the development would take place in a piecemeal way allowing the developers to get around a number of planning issues e.g. financial contribution to infrastructure & education.

The entirety of the Derwent Forest Site is a brownfield site and is covered by the Allerdale Local Plan S.18 as a site for development. Cllr M Bradley confirmed to all those present that the following discussion is therefore not about if the site should be developed or not. Currently the relevant planning document confirms that the site could be used for either individually or in combination:

* Large scale leisure development of a predominantly open nature
* Hotel/restaurant and conference centre
* Festival Site
* Tourist related development including accommodation to meet a variety of needs, a visitor centre, model farm, forestry & agricultural uses, public art initiatives and appropriate ancillary facilities sufficient to service tourist requirements only
* Residential development, sufficient to achieve the viability of the project and secure the overall restoration of the site
* Eco-Hamlet
* Institution (s) standing in their own grounds, to include education but to exclude prison uses
* Renewable energy schemes of an appropriate scale & character
* Small scale employment space ancillary to the main uses of the site
* Infrastructure to support the development

The S.18 ABC Local Plan Policy also highlights landscaping, preservation and development of woodland, maintenance of the social history of the site and utilising the rail bed tracks, natural water flows and some buildings.

At the recent stakeholder presentation held on Monday 14th December 2020 it was confirmed that the developers are in discussion with a major leisure provider to develop the hotel, holiday facilities and related leisure facilities but no information has been provided on which provider this might be.

It was acknowledged by all present that there are a number of complex issues around this site and as such the Chair of the meeting suggested covering the below topics to ensure that all areas are covered.

## Highways/Access

It was acknowledged that for the initial build (the 71 houses) the route will be along Great Broughton Main Street. However, the consultants did acknowledge that to release the entire site additional infrastructure would be required, but that no further feasibility had been undertaken.

* Broughton Parish Council feel that there is a need for the improved infrastructure (connectivity to the A66) to be in place and a firm commitment around this sooner rather than later would allay local concerns about the impacts of the wider development. Without this commitment the Parish Council feel the site is unviable for development.
* Local suggestions have been made about the access to the A66 being via the Clifton roundabout.
* It was noted that the access to the A66 should avoid use of the Broughton High Bridge which is already a pinch point, further this connection would involve the loss of the allotments and a village green (Bulling Meadow).
* Concern was raised that the development of the new access maybe profit related, and if this is the case they may never improve the infrastructure and access.
* Concern was noted regarding the proposed access to the A594/Cockermouth over Soddy Gap due to the loss of this community asset and green space. Further if this route was to be built it is likely that people will still just cut through the villages of Great & Little Broughton (as has been demonstrated with things like the flood bridge closures when local traffic didn’t follow the diversions).
* It was noted that regarding access to the A66 consideration would need to be given to the impacts on the flood plain and the aesthetics of the proposal to the surrounding area, as the current valley is very open with minimal development on the flood plain.

During the presentation on the 14th December 2020 the presenters said they would share comments regarding the transport (Highways England) and Homes England in January and that the Parish Council should wait to receive this information before asking for further information on these matters.

**Action: Clerk to contact the developers in January 2021 regarding the provision of information related to the transport links which was promised during the presentation on the 14th December 2020 , it is crucial to know what the proposals are and how are they staged.**

* Concerns were raised on how if the site was opened up would traffic be managed to prevent it becoming a new ‘rat run’.
* Broughton High Bridge- This is a listed structure and is single carriageway, some of the traffic that would be associated with this master plan is too large to go physically over Broughton High Bridge.

## Wider Infrastructure Issues

Councillors present noted the positive improvements proposed to the cycle route which would make this a much more enjoyable and safer cycle routes.

Concerns raised included:

* Accessibility of the site if the vast majority of the centre of the site was managed/controlled by a major leisure developer. The Parish Council were concerned that this would result in the site being inaccessible to local residents for example like Whinfell Centre Parks which is a closed site with no public access across the site at all.
* Public Transport- There are no public transport link to this site?
* Education provision- There is limited if any capacity in the local primary education establishments so where will children living in these developments be educated? In terms of secondary school education where will these children be educated in terms of capacity? Transport etc? Will an education establishment be built as part of this master plan?
* Health Infrastructure- Which GP, Dentists, Hospitals would serve this site? As the majority of local GP’s are over subscribed? With the additional volume of residents that would be included as part of this development additional medical infrastructure would be required.

## Landscape/wildlife

There was a large wildlife survey undertaken on the site recently, but the results have never been published. It would be beneficial to see the results of this survey.

**Action: Clerk to request a copy of this survey.**

**Action: Clerk to contact Cumbria Wildlife Trust to ask if they have ever taken part in any surveys on this site.**

It was noted that there are little owls & bats on the site which are a protected species under the 1971 Wildlife and Conservation Act. There may also be red squirrels on the site.

The site is a very wet site, and there is local concern regarding the outfall from these water routes and what could leach into the River Derwent SAC if this site is disturbed.

**Action: Clerk to raise concerns about this with the relevant bodies.**

It was noted there is an old Coal Washing plant on site which would raise further concerns about water contamination etc.

Trees- There is a need for a full tree survey to be undertaken so that there is a baseline study of what is on the site prior to the works commencing.

**Action: A tree survey to be requested for the site as it stands at the moment.**

## Site History/preservation of the historical importance of the site

Archaeological survey- Local knowledge suggests that this site is older than just the 1700’s that were referenced in the presentation, but there are historic linkages to the site back to the Romans on the site, and in all probability other archaeological importance.

**Action: Clerk to ask for copies of any archaeological surveys undertaken on the site.**

Local input need to be sought and recorded regarding the human history of this site, to ensure it is recorded and preserved for future generations.

Mines- It was noted that there are both legal and illegal mines on the site, has appropriate surveys been undertaken to identify all these old workings, and the safety of them?

## Design of the proposed masterplan

* Local Councillors raised concerns about the safety of the spoil heap on the site, and the risks of collapse/slumping. Additionally, the impacts of the water routes on the site being impacted/altered and the resulting damage to the spoilt heap from this activity.
* Asbestos and building safety- Many of the buildings are known to contain asbestos, the suggestion that these buildings could be reused was of local concern
* Land contamination- There will have been lead bearings in the railway and heavy oil used which will have leached into the land resulting in it being a contaminated site.
* Lighting- What are the impacts on the dark skies nature of this area if this development were to proceed?
* Public Access-Queries were raised regarding what access infrastructure is being planned for as part of this development to ensure connectivity
* Social and community impact- The proposed master plan will include three new villages, this will essentially link the settlements of Great & Little Broughton, Seaton, Camerton and Broughton Moor which will change the social and connectivity of the existing settlements. Concerns were raised on if this would have a significant impact on the current make up of the villages (in terms of people moving out of the existing settlements into the new proposed settlements).
* Housing density- The minimum space per dwelling needs to be adhered to and calculations need to be provided for how many new dwellings this would result in.
* Mini/small farms- are mentioned in the plans for this site, but these are none financially viable.
* Sewage- It’s not clear where the sewage/effluent from this site will flow and the impacts might have locally, as not only will this include the sewage from the new developments, but also the visitors attending the tourist accommodation, and potentially further transient visitors e.g. festivals/camping etc.
* Waste Services- How would this be managed? Would the developer have to contribute to this? Or is this all a burden on the existing already struggling infrastructure?
* Eco-credentials of the proposed dwellings- On the existing plots there were promises made about the developments being eco developments, but these have now been ‘sold’ to a developer and the eco credentials have been lost. Councillors are concerned this would be lost again in the future. Any development needs to be held to its eco-credentials.
* Concern was noted regarding the housing stock on this site that should address the ABC housing need, and not necessarily all be high value commercial market homes.
* Local Occupancy- Confirmation is required that any new dwellings being proposed on the sites would be subject to local occupancy clauses.
* A query was raised regarding the carbon implications of this proposed masterplan and how this would fit with 2030 carbon plans.
* Consideration needs to be given to the displacement impacts of the proposed businesses/attractions etc being created on this site. Is there the market need for such attractions etc.
* Festivals- Concerns were noted about the traffic impact, sewage, noise, light, parking and the displacement impacts, and also on wider local infrastructure (health, groceries etc).
* Conference Facilities- Are much needed in the immediate local vicinity but again the implications of this in terms of the aforementioned concerns need to be borne in mind.
* Employment opportunities for new and emerging industries were recognised as a positive for the local area.

**Action: Broughton Parish Council feel that an impact assessment is required for the impacts on the local communities.**

**Resolved** by all present that Broughton Parish Council remain concerned this appears to be piecemeal development without acceptable consideration of its wider impacts.

All present were encouraged to take the opportunity to privately response to the consultation as well as attendance at this meeting. The link for the consultation can be found at <https://www.surveymonkey.co.uk/r/YRPYQ75>

The Clerk confirmed that a further meeting with the Project Team for the Derwent Forest Masterplan, and Allerdale Borough Council (Planning) And Cumbria County Council (Highways) has been scheduled for 12th January 2021 at 7pm in a virtual meeting room.

**Action: Clerk to circulate the papers for this meeting to all one week prior to the meeting.**

# 129/2020 Planning Applications for consideration

**Ref: VAR/2020/0030**

Location: Plot 19, Derwent Forest

Proposal: Variation to Plot 19 on Planning Approval 2/2017/0219 for change in design

**Resolved** by all present that the ABC website has been inaccessible for a number of weeks making viewing the planning documents challenging but no further comments have been made.

130/2020 Finance, Accounts & Governance

## Accounts for Payment

|  |  |  |
| --- | --- | --- |
| **From** | **Reason** | **Amount** |
| Sue Hannah | Xmas Tree Expenses | £153.75 |
| Becx Carter | Expenses | £45.00 |
| Becx Carter | Salary – Via SO | £536.25 |
| HMRC | PAYE | £141.20 |
| NEST | Pension-Via DD | £49.40 |

**Resolved** by all present that the above account be paid with a cheque signed by 2 authorised signatories.

**Action: Clerk to pay these accounts.**

# 131/2020 Date & Time of Next meeting.

**Resolved** by all present that the next meeting date be set as 19th January 2021 at 19:00 in a Virtual Meeting Room.

It was noted that there is a requirement to be able to offer a blended meeting functionality until May 2021, where people can dial in as well as attend in person. As none of the venues that Broughton Parish Council meet in are digitally enabled it is likely that the virtual meetings will continue for the foreseeable future.

Meeting closed 20:20

Signed……………………………………………. (Chair) Dated………………………………………………..