

Staveley with Ings Parish Council process for considering planning applications

Introduction

This document describes a process that is designed to support parish councilors when considering planning applications and residents if they wish to express their views to the planning authority.

When using it parish councilors should consider whether each criterion might reasonably be the cause of any 'harm'. Any recommendation must be determined by **material considerations only**. In any particular application, these will need to be weighed according to their seriousness and relative importance. Each application should be considered in its own right – precedence is not a consideration.

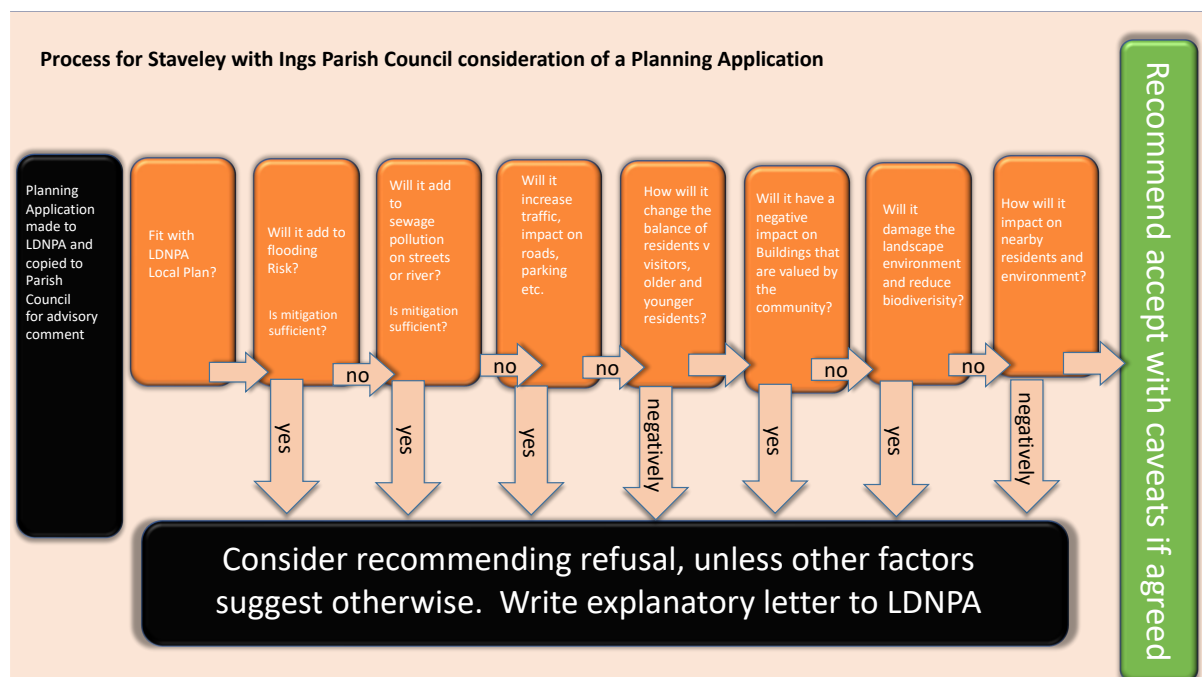
The document might be helpful to all residents when expressing their views. Feel free to say what you will like but it's important not to raise expectations, as the planning authority are bound to only consider material planning issues only, not what the community would like, however, widely a view might be held.

Material planning issues to be considered

Community Plan (including the vision, principles and action priorities) in particular having regard for any planning considerations included in the plan.

Vision of Community Plan - A flourishing mixed and balanced community where everyone is valued, cared for and listened to and can take an active role. A community that actively addresses the climate emergency, strengthens biodiversity and makes our built environment more resilient so that our locality is protected now and for the future.

Summary of decision-making process



Things to consider in more detail

Impact on Infra-structure

1) Drainage, water systems (Community Plan AP5)

- Sewage

- Impact on risk of flooding

2) Highways and traffic (Community Plan AP 4)

- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Road/pedestrian access
- Impact on public rights of way
- Accessibility for all

Impact on Social Environment (Community Plan AP 3)

- Capacity of social facilities - schools
- Access for all abilities
- Facilities of older and vulnerable people – eg surgery, social opportunities
- Maintains or enhances a balanced community (age, class, business, visitor, resident)

Impact on landscape environment and biodiversity – does it enhance rather than diminish (Community Plan AP 6 & 7)

- Trees and other flora
- Landscaping
- Impact on nature conservation
- Habitat loss for animal life – listed species, valued species

Impact on built environment (Community Plan 8)

- Archaeological interest and valuable local assets (see list)
- Effect on listed building and conservation area (see guidelines)

General

Private and public nuisance

- Noise and disturbance resulting from use
- Hazardous materials
- Smells and fumes

Design and appearance

- Design, appearance and materials (are the materials appropriate)
- Layout and density of building

Impact surrounding properties

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual impact – loss of outlook to the detriment of other residential amenities

Other

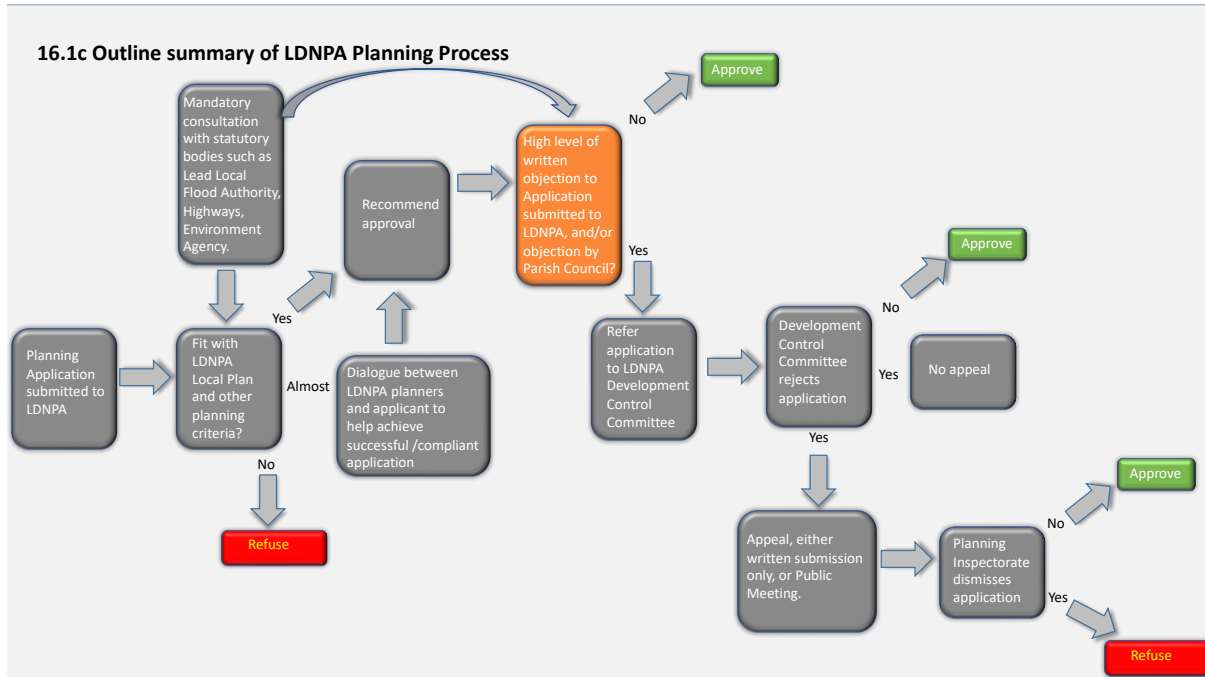
- Opportunity for community planning gain
- Planning history of the site

Matters that are not normally planning considerations

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view

- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes over rights of way
- Fence lines etc
- Personal morals or views about the applicant
- Factual inaccuracy on the application, although it would not be inappropriate to use local knowledge to question this or seek clarification

Summary of process for decision making by LDNPA



What are the things in Staveley with Ings that we would like to preserve?

As a community we cannot preserve our environment if we haven't reflected upon what we value.

The following lists of assets are a starting point for consideration by the community. Some are already recognized and protected by local or national bodies. Some are valuable to our community but might not be of national or historic interest. Never the less we would like to preserve them to maintain the unique nature of our parish.

16.2a Significant local assets - Built environment

Ings Church of St Anne (Listed Building)	Bus Shelters (In Staveley Conservation Area)
Ings Village Hall (Listed Building)	Pedestrian crossing (In Staveley Conservation Area)
Staveley Church of St James (Listed Building)	Staveley School bldg. (In Staveley Conservation Area)
St Margaret's Tower (Listed Building)	Fire Station (In Staveley Conservation Area)
Barley Bridge (In Staveley Conservation Area)	Doctor's surgery
Scroggs Bridge	The Abbey (In Staveley Conservation Area)
Goose Green Bridge (Listed Building)	Gowan Terrace (In Staveley Conservation Area)
Cragg Bridge (Listed Building)	Danes Road Terrace (In Staveley Conservation Area)
Kentmere Mill (Listed Building)	Eagle and Child (In Staveley Conservation Area)
Staveley Mill Yard	EV Charging points
War Memorial (In Staveley Conservation Area)	Barley Bridge (Listed Building)
Railway Line and Station (Safeguarded route)	Staveley Park (Listed Building)
Footpath network (some in Staveley Conservation Area)	Duke William Hotel, now Billy's Space (Listed Building)
Pavements (some in Staveley Conservation Area)	Near Fairbank Bridge (Listed Building)
Road layout and furniture	Reston Hall (Listed Building)
Sight lines for pedestrians, cyclists, motorists, buses	Coppice Barn approx. 600 yds NE of Gowan Bank Farm NGR 449984 (Listed Building)
Staveley Village Hall (In Staveley Conservation Area)	Williamson's Monument (Listed Building)
Staveley Institute (In Staveley Conservation Area)	Longhouses farm and Shippon (Listed Building)
Hill Farmhouse Ings (Listed Building)	Watermill, Ings
Ashes Farmhouse and Barn (Listed Buildings)	

16.2b Significant local assets - Landscape environment

Asset	Current designation (May 2023)
Allotments	
Recreation Ground	Local Green Space Recreation ST02R
River Gowan, waterway, banks, bed	See Floodzone map Policies Map : Lake District National Park
River Kent, waterway, banks, bed	See Floodzone map Policies Map : Lake District National Park
Craggy Wood	
Mike's Wood	
Dorothy Farrer's wood	
New connecting wood	
Big Field	Local Green Space Amenity ST01A and within Conservation Area

16.2b Significant local assets - Landscape environment

Asset	Current designation (May 2023)
Field opposite Danes Road	Site number CSE03E, Site name : Land to west of Danes Crescent, Staveley, Site Area : 0.24ha, Floorspace : 840m2 employment.
Poor Field	
Verges	See Staveley Conservation Area National Park Policy 7 Policies Map : Lake District National Park
Trees	See Staveley Conservation Area National Park Policy 7 Policies Map : Lake District National Park
Romano British settlement 450 metres east of High Borrans	Scheduled Monument
Elfhow Potash Pit	Scheduled Monument

16.2b Significant local assets - Landscape environment

Asset	Current designation (May 2023)
Reston Scar	
Jack's Corner	In Staveley Conservation Area
Alec Row	In Staveley Conservation Area
Cricket Pitch	
Staveley Conservation Area	See Staveley Conservation Area National Park Policy 7 Policies Map : Lake District National Park
Seedfield Extension	Site number :CSE03H, Site name: Extension to Seedfield, Use : Housing, Dwellings 36, Floorspace 385m2 employment.
School playing field	Local Green Space Recreation ST01R
Millrigg Romano-British settlement	Scheduled Monument

This piece of work stems from the Community Plan – action priority 16. It has been updated as action priority 2 in the 2023-2025 action plan.

The 2023 – 2025 Action Plan can be found [here](#).

Useful additional information

- [Lake District National Park Local Plan](#)
- Conservation Area information and map (Where can this be found?)
- Listed building information (is there another document other than going on to Historic England Site?)