

Brampton Parish Council

Minutes of the Extra - Ordinary Council meeting held on 14th August 2023 at Cutthorpe Institute

Present: Councillors, N Cunnane, D Phipps (Chair), B Colwill, J Fell, K Lawrie, K Lane, A Wood

Also Present: A Anderson (Clerk) and 2 members of the public

E01/23-24 Apologies for absence

Apologies were received from Cllr C Ainley

E02/23-24 Declarations of interest

Cllr A Wood declared an interest in the application as he is related to the applicant. He remained in the meeting.

E03/23-24 Planning Application 23/00610/FL

The applicants were in attendance for the first part of the meeting to allow for Councillors to ask any questions and to give a brief overview of the application.

The proposed farm shop would sell locally produced meat and dairy products as well as vegetables and there would be a 20-seat café. They saw no problem with the proposed car park being used by visitors to events at the Institute.

They answered several questions from members regarding access and location of the car park and about the plans generally. They estimated that the shop would be up and running within 5/6 months if granted planning permission.

The applicants left the meeting

There was discussion amongst members around whether the Parish Council supported the proposal and if so, what comments should be submitted to the Planning Authority in support.

Points considered included:

High level of local support

Outside of the settled development limit but positives outweigh any harm.

Potential future impact

Situation of car park

Use of car park by residents/school etc.

The Parish Council unanimously resolved to support the application and to submit the following comments:

“The Parish Council recognises that the proposal is outside of the settled development area and is within the greenbelt but considers that the benefits would outweigh any harm incurred by the development.

The Parish Council resolved to support the proposal, but would like to see the car park moved to the other side of the development, which would mean the farm shop building would sit next to the village hall and therefore blend in with existing development reducing the visible impact.

The Parish Council understands that the applicants would not be averse to this amendment. Similarly, the applicants have indicated that the off road car park would be able to be used by visitors to the village hall, which is used extensively for a range of local events. The Parish Council considers that this would be a major benefit of the proposal given the lack of safe

parking spaces in the nearby vicinity. There is also the potential for the car park to be used outside of opening hours for the residents of Riggots Way to ease the ongoing issue of parking congestion.

The proposal enjoys strong local support, particularly given that there has not been a local shop for many years which was highlighted in the Brampton Neighbourhood Plan, and the opportunity to purchase locally sourced produce from a local outlet is a sustainable benefit and would have a positive impact on reducing carbon emissions through decreased food miles.”

Meeting closed at 19.55