

MARYPORT TOWN COUNCIL

Minutes of the meeting of the Planning & Economic Development Committee held on Monday 7 February 2022 in the Meeting Room, Golden Lion Hotel, Maryport at 7.00pm.

Present

Councillor S Ashworth	Councillor B Copeland
Councillor G Hampson	Councillor Mrs A Kendall (Chairman)
Councillor P Kendall	Councillor P Mallyon
Councillor Mrs C McCarron Holmes	Councillor W Pegram

In Attendance

L Douglas (Clerk)
P Bramley, (Clerk)
2 Members of the Public

79/21 Apologies for Absence

Apologies for absence were received from Councillors J Newton, Ms C Slater, Ms C Tindall, Mrs J Wood & M Wood.

80/21 Declarations of Interest

None Received.

81/21 Requests for Dispensation

None Received.

82/21 Allerdale Local Plan for Flimby Area

Resolved that the Council submit the following observations and comments to Allerdale Borough Council and make reference to these in submitting observations on relevant proposed future housing developments in Flimby.

- 1) The Council has serious concerns with Flimby's ability to accommodate additional housing developments without significant improvements being made to its drainage infrastructure. The current infrastructure of the village struggles to deal with the excess of water which quickly reaches the village area during periods of heavy rainfall causing flooding & damage to properties.

- 2) The construction of housing estates in more recent years has exacerbated this problem with more surface water being directed into already overstretched watercourses & drainage facilities. Councillors are of the few that these concerns were raised with Planning Officers at public meetings prior to developments, such as Farmers' Way, being approved. The Council considers that since current facilities cannot cope during periods of heavy rain, additional property development would only add to the problem & would directly affect existing properties, since new developments would have suitable drainage required as a part of their planning permissions.
- 3) The Council notes that the Local Plan currently provides for potential development at one site only, to the south of West Lane. It is the Council's view that any consideration of further development within the village should give appropriate recognition to this in considering alternative proposals. It is noted that a current application is for development on land reserved for heavy industrial use & another is for development on a piece of land adjacent to that site, & questions the suitability of such sites for housing development, given the potential impact of heavy industrial traffic & air pollution.
- 4) The Council notes that the Local Plan, in looking to support sustainable communities, gives particular emphasis to supporting proposals which improve utility provision, & suggests that this should be demanded of developers, together with provision of leisure facilities & recreational areas for young people.
- 5) The Council is concerned with the ability of the school in Flimby to accommodate the number of children any development would bring, with no room for the school to extend or facilitate an extra influx of pupils, & is concerned that the local doctors' facilities could not cope with the additional patients a development would result in.
- 6) The Council is concerned with the impact that additional traffic would have on already congested roads in Flimby & with access and egress onto an already very busy A596. This would cause safety issues & restrict access to some areas of the village.
- 7) Until such time as survey & case studies of the drainage system are produced & suitable improvements made, the Town Council has concerns with any applications for development in Flimby & would suggest that, in its regular reviews of the Local Plan, appropriate consideration is given to such essential infrastructural support so that the village is safeguarded for such applications.

8) The Council is aware that concerned Flimby residents & others with an interest in the village's welfare have not each received responses to some 500 letters, (dated 17 January 2017), which were submitted to Allerdale Borough Council following the severe flooding experienced by the village in 2015 through Storm Desmond, & presented to the then Head of Planning & Building Control, Mr Kevin Kerrigan by Town Councillors representing Flimby, Ms C Tindall & P Kendall. It is a concern that a response has not been received to what consultative work has taken place between Allerdale Planning Services, Cumbria County Council & the Environment Agency in modifying the Site Allocations in the Local Plan Part 2 & how the findings of the Flood Investigation Report by the latter two, issued in June 2016, have influenced proposals for Flimby in the Local Plan. In particular, the Council would like to be informed on how the inadequacies of the drainage infrastructure will be addressed in any applications for housing development in Flimby.

The meeting finished at 7.25pm.

Signed

Chairman

Date