BEETHAM PARISH COUNCIL NEWSLETTER ISSUE No 49 JANUARY - MARCH 2023

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Councillors (West Ward)

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The Parish Council is currently engaged in one of the most important issues to come before it for many years – extensive redevelopment of the brownfield site along the B5282 Sandside waterfront, and part of Quarry Lane behind. This area lies within our local AONB and understandably attracts many visitors, although the approach along the B5282 at Sandside could benefit from improvement, both in its own right and as one of the limited access routes to Arnside and beyond.

The issue was first raised when the Parish Council received a request from Steven Abbott Associates to make a presentation to members before their monthly meeting on 5th September 2022 and to which request the Parish Council readily agreed. This presentation consisted of advance sight of plans to replace existing brownfield usage of the designated area with a mixed-use development along AONB-approved lines, namely with some 126 new dwellings, consisting of apartments and individual housing, together with car parking, plus a café/restaurant. Provision was also made for accommodating a limited number of light industrial units, replacing those already occupying the site. Formal submission of these plans was subsequently made to SLDC by Steven Abbott Associates, incorporating some minor amendments.

In accordance with normal procedures, the Parish Council was notified of this planning application (SL/2022/1177) by SLDC and asked for comment. In view of the importance and complexity of this planning application, the Parish Council asked for and was granted extra time to consider its response. This response was duly submitted before the revised deadline.

The Parish Council used the extra time to consider a wide range of issues and respond to queries raised by and on behalf of existing occupants of the site. In summary, the Parish Council's formal response recognised the positive aspects of the proposal as a means of promoting regeneration of the site, but wished to register certain concerns regarding the lack of affordable housing and the close proximity of the proposed family houses to the designated small industrial sites. Also noted was the lack of provision for existing small businesses to continue to operate in the Quarry Lane area. Not all drainage and flooding issues appeared to have been addressed. Similarly, there were concerns about a number of traffic and pedestrian safety issues. Finally, the Parish Council had reservations about the design of the Waterfront Building 4. The Parish Council's detailed response can be viewed on both the Parish Council and the SLDC websites.

The SLDC response to the Parish Council's comments will be available in due course and published on the respective websites. It is also accepted that the plans as already submitted are highly likely to be subject to modification over the coming months/years before final approval and before eventual implementation. We will keep you informed as this matter progresses.

The other important issue to mention in this newsletter is the election of parish councillors in May. There are likely to be a number of vacancies and these will need to be filled with new blood!

JRS 27/03/23