

# Lorton Parish Council

## Minutes of the meeting held on Wednesday 2nd November 2016

**Present:** Cllrs. Poate (Chair), Postlethwaite, Aitken, Deeks & Irlam.

**Apologies:** Cllrs. Edmunds & Armstrong.

**Also in attendance:** Cllr. Annison (ABC), Dave Smith (Clerk) & 11 members of the public.

The Chair welcomed everyone to the meeting.

### **76.16 Declarations of Interest:**

Cllrs. Deeks, Poate and Irlam all declared a personal interest in one of the planning applications to be discussed, Ref: 7/2016/2245 - Croft Barn, Low Lorton.

### **77.16 Minutes of the previous meeting:**

The minutes of the September meeting were accepted as an accurate record by the councillors present and the Chair duly signed them.

### **78.16 Public Participation:**

It was agreed that issues raised by members of the public present should be addressed under the appropriate agenda item.

### **79.16 Progress Reports:**

#### **A: The Clerk's Progress Report:**

Actions on the Clerk from the previous meeting:

64.16: Cllr. Irlam, with support, is to undertake work on notice-board: Ongoing

64.16: Clerk to inform Mr. Poole (Melbreak Com) of the views of the Council re: Insurance: Done (see below)

64.16: Cllrs. to send Clerk any articles/photographs for next edition of newsletter: None received

65.16: Clerk to inform the LDNPA of the views of the Council & thanks Julie Birkett for her attendance and asked her if the Updates are to continue: Done. Updates will recommence when there is something to report

65.16: Clerk to send a copy of the minutes to Mr. Banks: Done

67.16: Clerk to report issues to Cumbria Highways & Allerdale BC: Done

68.16: Clerk to send out all payments: Done

A list of correspondence received, as below, was read out and duly noted by councillors.

<b>Correspondence</b>	<b>For information</b>	<b>For action</b>
CALC Newsletter Sept & Oct	X	
Local Govt. Boundary Commission: Electoral Review	X	X
Report from Allerdale Parishes LDNPA member: Sept	X	
LDNPA Position Statement re: planning applications in Low Lorton	X	
Discussion document: Insurance cover for Melbreak Communities	X	X
Letter from Great North Air Ambulance seeking grant	X	X
Letter from HSBC re: bank closure	X	
Email from Pensions regulator re: need for enrolment	X	X

The Clerk informed Councillors that he had now been informed by the Pensions Regulator that he did not meet the criteria for receipt of a pension from the Council, i.e. the employer.

**B: Parish Maintenance Report:**

Parish Benches: The Clerk confirmed that he was looking for another contractor to take on the bench maintenance work in the future.

Parish Notice-board: Cllr. Irlam with the support of Cllr. Deeks is to look at the water ingress situation on the notice-board and undertake a repair.

**ACTION: Cllr. Irlam with support is to undertake work on the notice-board.**

**C: Report from the Borough Councillor:**

Cllr. Annison referred to the ongoing Electoral Review consultation which is seeking to reduce the number of Allerdale BC wards from 56 to 48. His ward of Crummock is one that is being considered for alteration and those present agreed that they would prefer to keep the boundary of the ward as it is.

The Allerdale Investment Partnership has been in the news recently and Cllr. Annison explained that whilst there had been no breaking of the law by Allerdale Councillors the scheme could have a long term negative impact on the Council finances.

Reporting back from other Parish Council meetings, Cllr. Annison expressed his concern that the new format of Police Report to local councils was not fit for purpose and suggested that Lorton Parish Council write to the Police & Crime Commissioner expressing any concerns that Councillors might have. Those Councillors that had followed the link to the website confirmed that the figures given were two months out of date and as such completely useless.

**ACTION: Clerk to write to the PCC about the new style of Police Report.**

**D: The Melbreak Communities Report:**

The Clerk read out the briefing note from Mr. Poole of the Melbreak Communities in which he stated that he felt the community group should be covered under the current insurance arrangements that the four Parish Councils have. The Clerk then read out the response from Aon Ltd., the Parish Council's insurer:

*In response to your below query, public liability would only extend to cover the community action group if they are an official sub-committee of the council.*

*In order for sub-committees to be covered under the above Parish Council Policy the following Criteria has to be complied with:-*

- 1. The minutes of the meetings of the Committee form part of and are incorporated into the minutes of the Parish Council.*
- 2. Meetings of the Committee are open to the public in the same way as Parish Council Meetings.*
- 3. Any accounts of the Committee form part of the accounts of the Parish Council and are subject to the Council's audit.*

*If the above Criteria are complied with the Public Liability Section of the Policy would extend to include the Official Sub Committee, subject to the terms, conditions & exclusions of the Policy.*

*If not they will be required to have their own insurance.*

It was agreed that two of the above criteria, 1 and 3, were not met by the Melbreak Communities Group and as such they would be required to find their own insurance cover. The Clerk confirmed that this response had been sent to Mr. Poole.

Cllr. Poate reported that there would be a Coffee Morning in the Loweswater Village Hall at the weekend and that the one to be held on December 10th would focus on sustainable energy.

**E: The Parish Council Newsletter:**

The Clerk asked councillors if they could provide articles and photographs for the Winter edition of the newsletter by mid- December. The aim is to get the newsletter delivered before Christmas.

**ACTION: Cllrs to send Clerk any articles and photographs.**

**F: Parish Leaflet:**

Cllr. Poate asked that this item be discussed at the January meeting of the Council

**80.16: Planning:**

There were two new planning applications before the meeting as below:

Ref: 7/2016/2245  
Location: Croft Barn, Low Lorton CA13 9UW  
Proposal: Outline application for residential development (local occupancy) including new access  
Reply by: 3rd November 2016

The Clerk informed the meeting that as three of the Councillors present had declared an interest in this application it left only two Councillors to decide on the Council position. This was not enough Councillors to be quorate and as such the Council would not be able to make any comment on the application.

After some discussion with all those present it was agreed that there would be no consideration of the application at the meeting.

**ACTION: Clerk to inform the LDNPA that the Council had not been quorate and did not consider the application at the meeting.**

Ref: 7/2016/2261  
Location: Winder Hall, Low Lorton CA13 9UP  
Proposal: Change of use from Country House Hotel to a single let holiday let  
Reply by: 21st November 2016

The Chair informed the meeting that she had received a number of letters and phone calls regarding this application. She then proceeded to read out the letters she had received, all of which highlighted the concerns of local residents with regard to excessive noise and other disturbances that have caused problems for neighbours of Winder Hall since he had been let as a holiday let by the owner through Sally's Cottages for some seven months. The main concerns focused on the use of the hot tub by people staying at the Hall which had been used at all hours of the day and night. This had often been accompanied by the misuse of a flood-light in the garden and the playing of loud music out of doors. The problems had largely occurred at weekends with single sex groups of users being especially problematical.

The owner of the Hall, Ann Slaymaker, was present at the meeting and she explained that it was only very recently that she had been made aware of the concerns and complaints of local residents as expressed above. None of the local residents had contacted her directly. She further explained that she had not been aware that a 'Change of Use' application was required to enable the property to be used as a holiday let rather than as a B&B. The local residents present explained that they had made their complaints to both the

holiday makers directly and also to Sally's Cottages. The owner apologised for the problems that had occurred but explained that she had been left with Winder Hall and had had to do something to ensure its future, hence the move to using it as a holiday let. She stated that she had informed the letting agent that single sex groups were no longer to be allowed to let the property, the bulb from the flood-light in the garden would be removed and that a notice would be placed in the Hall instructing users that the hot tub was not to be used after 10.00pm.

After some discussion it was agreed that the response of the Council should be that there were '**No Objections**' to the application subject to the LDNPA, in conjunction with the applicant, ensure that restrictions are put in place to ensure that the concerns of local residents about excessive noise and lighting are addressed.

It was explained that if any of the conditions of a planning application are not met then approval of the application can be withdrawn.

**ACTION: Clerk to inform the LDNPA of the views of the Council Clerk to copy in Julie Birkett and Kevin Richards to the response.**

One planning application has been dealt with at a Special Planning Meeting held on 5th October 2016:

Ref: 7/2016/2219  
Location: Land adjacent to Brackenrigg, Low Lorton CA13 9UW  
Proposal: Residential development comprising 4 dwellings (for local occupancy) including associated infrastructure.  
Reply by: 11th October 2016

A response of '**No Objections**' was sent.

The Clerk asked Councillors to note the following Notices received from the LDNPA:

Notice of Listed Building Consent: 7/2016/2191 - Brewery House, High Lorton  
Notice of Grant of Planning Permission: 7/2016/2188 - Cross Gates, High Lorton  
Confirmation of Compliance: 7/2016/2059 - 2 Park View Cottages, High Lorton

Cllr. Poate informed the meeting that some concerns had been raised with her regarding storage under the Yew Tree, a tree covered by a TPO, and the possible impact on the root system of the tree.

**ACTION: Clerk to pass on these concerns to the LDNPA.**

#### **81.16 Report from the Police:**

Further to the comments made by Cllr. Annison above, Councillors agreed that the new format of Police Report issued by the local PCSO's was not fit for purpose as it did not give an accurate, up to date view of incidents reported to the Police in the Parish.

**ACTION: See above**

#### **82.16 Highways issues:**

A number of residents have now raised concerns with the Council about the speed of vehicles travelling through both High and Low Lorton. There is currently no speed restrictions in the village, despite the fact that there is a school attended by nearly eighty pupils. A number of comments were made that both local residents and the Parish Council had been asking for a 30mph speed limit to be introduced going as far back as the 1960's and still nothing had been done. There was further discussion about where in the village traffic monitoring should be undertaken and the number of signs that would be required should a speed limit be

introduced. After due consideration it was agreed that the Clerk to write to Cumbria County Council asking for the introduction of a 30mph speed limit to cover the whole of the village.

**ACTION: Clerk to write to Karl Melville (CCC), the Area Highways Manager asking for a speed limit to be introduced. A copy of the letter should be sent to Cllr. Bowness (CCC).**

Councillors noted that the Gully Cleaning team had been operating in the village recently and some works had been undertaken by Kirkfell House as requested by the Council.

Highways issues reported by councillors were:

- A culvert in the High Mill Bridge area needs cleaning as it is full of washed in rubble and will flood the next time there is heavy rain.
- The recent re-surfacing of the Thackthwaite Road has resulted in steep drops from the road to the soft verge in places.

Cllr. Postlethwaite expressed her concerns that no notice had been given of a large-scale bike event in the Parish a couple a weeks ago. The Clerk explained that he had not received any notice of this event but all such events would have to inform the Police to get their approval.

**ACTION: Clerk to report the above issues to Cumbria Highways.**

### **83.16 Draft Budget - 17/18:**

Prior to the meeting, all councillors had received a copy of the proposed draft budget for the next financial year. Only minor changes were suggested to the various budget headings and no increase in the precept, currently set at £5,500, was suggested.

Councillors agreed the draft budget as:

Proposed: Cllr. Deeks

Seconded: Cllr. Irlam

Councillors agreed that there should be no increase in the Council Precept as:

Proposed: Cllr. Deeks

Seconded: Cllr. Postlethwaite

**Action: Clerk to inform Allerdale BC that there would be no increase in the precept.**

### **84.16 Finance:**

The Clerk informed the meeting that the balance of the account as given in the most recent bank statement dated 15th October 2016 was £9,063.66p with all but one of the payments agreed at the last meeting having cleared through the account and the second tranche of the precept having been received from Allerdale BC.

There were two items of correspondence to be dealt with:

- Councillors agreed a donation of £100 to the Great North Air Ambulance
- Councillors agreed to keep the Parish Council account with HSBC bank despite the forthcoming closure of the Cockermouth branch.

The Clerk reported that the following payments were outstanding:

i: R. McCree - grounds maintenance September & October: £330.00p

ii: Great North Air Ambulance: £100.00p

All councillors present agreed to these payments.

Taking the above payments into account, the reconciled balance of the PC account as of 2nd November 2016 is £8,608.66p.

**ACTION: Clerk to send out all payments.**

**85.16 Reports from other meetings:**

There were no reports from other meetings to hear.

Cllr. Poate has been contacted by the Wordsworth Trust who wish to place a geo-caching box close to the Wordsworth Yew Tree, possibly by the information board in The Pound. Councillors agreed that they had no objections to this idea.

**ACTION: Clerk to inform the Wordsworth Trust.**

**86.16 Items for the next meeting:**

- Parish Leaflet

**87.16 Date of next meeting: Wednesday 4th January 2017 at 7.30pm in The Yew Tree Hall**

Signed: \_\_\_\_\_

Chair

Date: \_\_\_\_\_

David Smith, Clerk to Lorton Parish Council Tel: 016973 23296 Mob: 07742 224775 Email: [lortonparishclerk@gmail.com](mailto:lortonparishclerk@gmail.com)