

# **Lorton Parish Council**

## **Minutes of the meeting held on Wednesday 1st March 2017**

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

**Apologies:** Cllr. Annison (ABC) and Cllr. Bowness (CCC).

**Also in attendance:** Dave Smith (Clerk) & 6 members of the public.

The Chair welcomed everyone to the meeting.

### **12.17 Declarations of Interest:**

There were no Declarations of Interest.

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

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

### **14.17 Planning:**

There were two new applications to be considered at the meeting.

Ref: 7/2017/2028  
Location: Oak Lodge, Low Lorton CA13 9UP  
Proposal: Proposed dormers in roof  
Reply by: March 10th 2017

After some discussion it was generally agreed that the proposed dormers would actually improve the appearance of the roofline and thus it was agreed that the Council had 'No Objections' to the application.

Ref: 7/2017/2049  
Location: Land adjacent to Rothersyke, Low Lorton.  
Proposal: Local needs dwelling  
Reply by: March 22nd 2017

The applicants and their agent were in attendance at the meeting and spoke to the application.

It was explained that the land in question was owned by Mr. Richardson and that the applicants were his daughter and her husband. The couple wished to move back to the area but were unable to afford any of the houses currently for sale in the Parish. They had looked at a number of potential sites in the village and the land next to Rothersyke was the best in terms of low impact and fitting in with the layout of the housing.

If approved, the house will have a local occupancy clause on it but the couple would meet the conditions of the clause.

As this is an outline application very little has been decided as to how the building will look, though it will probably have three bedrooms. The only area that has had work done is the entrance to the site. Highways have been involved in the design of the entrance both in terms of gradient and the balancing act that has been required between possible flooding and highway safety. Highways are happy with the design of the entrance to the site. The driveway has to be constructed using a porous material.

The applicants stated that they would be happy to have restrictions on what could be erected on the part of the site that would not be used for the house or garage and that they would also be happy for landscaping to take place both on and off the site that would help soften the impact of the building.

After some discussion Councillors agreed that they should 'Support' the application as it would allow a young couple to move back to the area and build a family home that was affordable.

**ACTION: Clerk to inform the LDNPA of the views of the Council.**

Three applications have been dealt with between meetings:

**Ref:** 7/2016/2334  
**Location:** Kirkfell House, High Lorton CA13 9TX  
**Proposal:** New house in garden  
**Reply by:** February 3rd 2017

A response of '**No Objections**' was sent on February 1st 2017.

**Ref:** 7/2016/2336  
**Location:** Field known as Segs, High Lorton  
**Proposal:** Proposed replacement field access with track and extension to existing area of hard-standing.  
**Reply by:** February 7th 2017

A response of '**No Objections**' was sent on February 5th.

**Ref:** 7/2012/2118  
**Location:** Croft View Barn, Low Lorton CA13 9UW  
**Proposal:** Erect new entrance, conservatory extension, various visual amendments (retrospective) and conditions of occupancy.  
**Reply by:** February 27th 2017

A response of '**No Objections**' was sent on February 10th.

NB: Cllrs. Poate, Deeks, Irlam and Armstrong all declared a personal interest in the above application and made no comments.

Councillors duly noted the above.

#### **15.17 Public Participation:**

No items were raised under this agenda item.

#### **16.17 Progress Reports:**

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

Actions on the Clerk from the previous meeting:

03.17: Clerk to write to Cumbria highways re: road safety issues: Done and initial response received.  
04.17: Cllr. Postlethwaite to attend site visit re: Croft Barn residential dwellings: Done  
04.17: Cllrs. to send Clerk any articles/photographs for next edition of newsletter: Ongoing  
04.17: Clerk to send out invoices re adverts in newsletter: Done & payments received.  
08.17: 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 Feb	X	
Allerdale Electoral Review Draft Recommendations Consultation	X	
Report from Allerdale Parishes LDNPA member: Dec & Jan	X	
Report from Allerdale BC re: complaint regarding Cllrs. actions	X	
Sight of a letter from LDNPA re: Wordsworth Yew	X	
Information re: Lorton Defibrillator	X	
Information re: Lorton 10k	X	

The Clerk drew the attention of councillors to the following:

- The Allerdale Electoral Review: the proposals will mean that Crummock Ward no longer contains Embleton which will become part of All Saints (Cockermouth) ward. Councillors had no objections to this proposal.
- The complaint against Cllrs. Poate and Irlam, re: Declarations of Interest, had been considered by the Standards Committee at Allerdale Borough Council and was found to be without foundation and had thus been dismissed.

**B: Parish Maintenance Report:**

Parish Benches: After a brief discussion Cllr. Edmunds suggested he might know of someone locally who would be interested in taking on the bench maintenance.

**ACTION: Cllr. Edmunds to make further enquires and report back.**

Parish Maintenance: The Clerk informed the meeting that he intended to meet up with Richard McCree, the contractor, shortly. Some concerns were expressed regarding land at Crossgates which is part of the maintenance programme. The land is adjacent to a building plot and there are some fears that the land may be damaged by delivery vehicles or that it might be used for storing materials and equipment. The developer of the site has agreed to cone off the area.

**ACTION: Cllr. Deeks to liaise with the developer to ensure that the land in question is not damaged and, if it is, the developer agrees to undertake all remedial works.**

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

Cllr. Annison had submitted his apologies and there was no report available.

**D: The Melbreak Communities Report:**

Cllr. Poate reported that the date for the AGM had been changed and it would now take place on April 4th in the Yew Tree Hall. She also reported that the Coffee and Cake sessions had now been fully booked for the coming year.

Cllr. Postlethwaite informed the meeting that the Community Energy sub-group that she was involved in would initially be looking at energy saving ideas such as draft proofing etc. It had also been agreed that a small-scale community hydro scheme should be further investigated and a number of potential sites will be investigated in the coming months.

**E: The Parish Council Newsletter:**

It was agreed that the aim should be to get the Spring newsletter out before Easter and that this would mean a deadline for getting articles to the Clerk by the end of March.

**ACTION: Cllrs to send Clerk any articles and photographs by the end of March.**

**17.17 Report from the Police:**

Cllr. Deeks reported that on the Police website there did not appear to have been any updates since the last Parish council meeting. Those Councillors that had tried to access the site reported that it was very user unfriendly.

Once again, The Clerk reported that he was not able to access the online road traffic incidents via the portal given in the Police Report.

After some discussion it was agreed to write again to the Police & Crime Commissioner to highlight the concerns of the Council with regard to the new style of Police Reports.

**ACTION: Clerk to write again to the Police & Crime Commissioner.**

**18.17 Highways issues:**

The following issues were raised by Councillors:

1. Boonbeck Road: after reporting the dangerous movement of the metal sheets covering the open culvert on the road, Cumbria Highways attended and moved the sheets back into position. However, the sheets have moved again and now need repositioning.

**ACTION: Clerk to report the above to Cumbria Highways and remind them that lambing will be starting shortly at the farms along the Boonbeck Road. He is also to ask for a timetable for the completion of the works on the road.**

2. Litter Picking: Cllr Deeks is to check his diary and then contact Councillors with some suggested dates for a litter pick in the Parish.

**ACTION: Cllr. Deeks to contact councillors with suggested dates.**

3. Other highways concerns: Councillors reported that:

- Drains were blocked by the main entrance to Kirkfell House
- Drains were blocked by the Rising Sun
- Drains were blocked by Low Lorton crossroads
- The culvert by the bridge before High Mill in High Lorton is blocked

**ACTION: Clerk to report the above concerns and to try and arrange a meeting with John Smitham from Cumbria Highways to look at the above issues.**

**19.17 Finance:**

The Clerk informed the meeting that the balance of the account as given in the most recent bank statement dated 15th February 2017 was £8,052.16p with all but one of the payments agreed at the last meeting having cleared through the account.

The Clerk reported that the following payments were outstanding:

i: D. Smith - salary Qtr 4	£356.50p
ii: D. Smith - expenses Qtr 4	£91.00p
iii: HMRC PAYE Qtr 3	£89.00p
iv: The Yew Tree Hall Rent 2016	£200.00p

All councillors present agreed to these payments.

Taking the above payments into account and the payment yet to clear the account, the reconciled balance of the PC account as of 1st March 2017 is £7,290.66p.

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

**ACTION: Cllr. Edmunds to pass on to the Clerk the details of the person who has agreed to act as Internal Auditor for the PC end of year accounts.**

**20.17 Reports from other meetings:**

Cockermouth Localities Meeting: The Clerk reported back that the new Cockermouth Localities Plan was currently in development and would be issued by Allerdale BC during the coming months. Although Lorton is part of the Cockermouth Locality area all planning in the parish is handled by the LDNPA and not the Borough Council so none the various land options for new developments that will be included in the Plan will be located in Lorton.

Allerdale Flood Forum: Cllr. Edmunds reported back from the Section 19 Flood Investigation Report for the Lorton Valley meeting held recently and stated that the Environment Agency had very little new to report at the meeting.

**21.17 Items for the next meeting:**

It was agreed to retain the same format for the Annual Parish Meeting as in previous years and that the Clerk should invite representatives from the various local community groups to either attend the APM or submit annual reports that will be read out at the APM.

**ACTION: Clerk to contact the various community groups and organisations who have previously attended the APM.**

**22.17 Date of next meeting:**

**Wednesday 3rd May 2017 at 7.30pm in The Yew Tree Hall: The Annual Parish Meeting followed by the May meeting of the Council.**

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

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

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