

LORTON PARISH COUNCIL

Minutes of the parish council meeting held on Wednesday 6th Nov' 2019 Held at Yew Tree Hall, High Lorton 7.30pm

Meeting opened: - The chairman declared the meeting open at 7.30pm

Present: Cllrs C Poate (chair), P Deeks, J Cruickshank, S Irlam, P Jaques, T St Pierre.

Cumbria County Councillor and Allerdale District. Cllr Carmel Bell (ABC)

Clerk, Mike Milner and 5 members of the public.

Apologises, Mrs G Postlethwaite(LPC) A Bowness (CCC)

201.00 Apologises for absence

201.01 Apologises as noted above.

202.00 Declaration of interest. None

203.00 To approve and accept the minutes of the last Lorton Parish Council held on Wednesday 4th September 2019, as a true record.

203.01 Resolved to approve the minutes as a true and accurate record.

204.00 Public Participation.

204.01 Clerk had no reports from September and Chair advised members of public she was happy to allow public comment at Development agenda item.

205.00 Police Matters.

205.01 Clerk had brought website printed sheets covering incidents for Lorton, but they were on B5292 by Hundith Hall, closer examination indicated that copy and paste was evident. He advised that very afternoon he had received an email from PCSO Peter Crome announcing a monthly police newsletter for all parish councils. It will be interesting to see how much local information is included, so council will reserve judgement until clerk can produce the newsletter.

206.00 Planning Applications.

206.01 clerk started the item with confirmation that 7/2019/2100 Greenacre, Scales, its cover for a slurry pit had been approved. He also advised that following the notification about the work required to the Ash Tree at Hobcarton, Low Lorton, T/2019/0181 he had consulted councillors and replied to LDNP Planning with a response of NO OBJECTION.

206.02 Chair then announced that the council would deal with the application at 3 Broomcroft, High Lorton, 7/2019/2201. Cllrs C.P, P.J and G.P with the clerk had carried out a site visit armed with copies of the plans plus tape measure and scale rule.

206.03 Cllrs all agreed that although they wanted to see properties modernised and developed for family use this property is one of 4 in what could be described as a row of terraced properties. There is a common front building line with a small porch extension on property 1 and a smaller return for a garage on property 4. The proposal for No3 is doubling the ground floor footprint, and will bring the building line forward, although finally extension only at single storey level for 2.5m, to within 1.2m of the current low boundary wall separating the property from the designated car parking area.

206.04 When viewed from the westerly aspect from No2 the 16.63m side wall was considered to be a very uninviting vista, even if not taking light from No2. The intrusion into the front garden was also considered unacceptable with its large road facing roller shutter door. An industrial image in a residential area, it being so close to the carriageway, not in keeping with the current street view.

206.05 The councillors having considered the detailed drgs unanimously agreed that they should advise LDNP Planning department of their OBJECTION to the development. Clerk to make the appropriate representations by 11th November.

206.06 Chair then directed the council's attention to the development application land adjacent to Croft Barn. 7/2019/2230. The clerk confirmed that he circulated various email exchanges about the development that he had had with LDNP Planning, seeking clarification on whether this was a new development or not, the issues with the proposed site entrance, could entrance splays be met. He reported that he had received various emails of objection. All circulated and he advised every emailer to direct their views directly to the planners, because at the end of the day the parish council are just consultees not decision makers.

206.07 For the benefit of newer councillors a brief history of the previous applications for the development were explained and for the sake of clarity there still existed a current outline permission for the site. All councillors had received and understood the pre-advice document 7/2019/E0134 in which the planners had detailed why a new application should be submitted. The reasons were detailed in the first section of that document under Application Type.

206.08 before the council discussed the matter further they were advised by the clerk that he would not read out all or any of the objections received as all were accessible online and it would take considerable time, however he had received a letter from the applicant and as that was not freely available for the benefit of the public present he read out sections so they were as acquainted with the applicants views as were the councillors.

206.09 There followed a 20 minute plus discussion of the merits of the application, the concerns about access, it was now located in an area that was not of two car width carriageway, the method in which the entrance was installed, the speed limit in the immediate area, the new buildings being located back on the site which was a good point. Members of the public expressed their opinions.

206.10 Finally a proposal was made that the council accept the new application, but seek S106 confirmation that speed limits would be put in place at the developers cost from the outset, not over a time span if they were felt necessary, especially as there was now a new development directly opposite.

206.11 There was then a counter proposal that the council reject the new application and that the access that had been put in be taken out and the hedges and verges be reinstated. Councillor making the counter proposal being very concerned that the as the development of the land had been going on for a number of years, if the latest application was refused then the area could be blighted by the unauthorised entrance for years as the development or otherwise of the land could continue, especially as the applicant had the fallback position of 7/2017/2129 but the access was not where currently situated. Also, if the planners did approve the application the Lorton parish councils desire to see that Highway's consider a speed limit with immediate effect as there now was the development across the road which had not existed at the time of 7/2017/2129.

206.12 Clerk pointed out that he had two proposals, but neither was seconded and until that was resolved no vote.

206.13 No councillor seconded the initial proposal, but the second proposal was seconded, and a show of hands indicated that by 5 votes to one abstention Lorton parish council OBJECTED to application 7/2019/2230 and clerk to make the appropriate representations to the planners by 11th November.

207.00 Matters concerning District and County Councillors.

207.01 Cllr C.M advised that she had little to report from Allerdale other than the household waste collection service was now running as per schedule. As there were no matters raised by Lorton councillors Cllr C.M said with the chair's permission she would depart the meeting due to the late hour and long journey she had. Left the meeting 8.47pm.

208.00 Receive internal audited 6 months parish accounts ending 30/9/2019.

208.01 Clerk had circulated prior to the meeting all accounts and ledgers and requested if any questions. Cllrs were happy with the accounts; clerk showed the auditors note of confirmation of approval and accounts were accepted.

209.00 Receive proposed budget for financial year 20/21

209.01 clerk had again circulated prior to the meeting the current half year forecast and his proposed budget for 2020/21. The precept has to be submitted by 10th Jan 2020. Next meeting 8th Jan. The budget projections showed a deficit for this current year of potentially £233 and clerk forecast a deficit of £180 for next year if no precept increase.

209.02 short discussion about possible verge wildlife plans and also further cost of bench repairs. Final precept decision at January meeting.

210.00 Approve revised Lorton Parish Council Finance Code.

210.01 Again a 10 sheet, 2 pages per sheet, document had been circulated prior to the meeting. Cllr S.I proposed acceptance and Cllr P.D seconded the new Finance code, resolved unanimously.

211.00 Grass verge seeding programme update.

211.01 Cllr T St P gave a very detailed report of the events of 29th September which had included the church team and was a very successful community project, torrential rain had not discouraged volunteers. She handed over an anonymous donation of £50 cash to the clerk for banking(banked 7th Nov) and it was agreed that the next edition of the Lorton newsletter should carry an article on the progress with the project. Volunteers to be named in the newsletters not recorded in the minutes. Signage to be organised to explain to locals and visitors what the project was about.

212.00 Parish seats renovation update.

212.01 Cllr P.D confirmed that some seats had been repaired, residents had emailed clerk about progress. Cllr P.D to follow up the painting refurbishment and report back in January.

213.00 Road signs indicating Lorton Open when road closure implemented by Highway's or other utilities.

213.01 Clerk and chair had been in contact with the Lorton shop about signage as the shop felt the loss of trade when road closures were instigated, usually quite some miles from Lorton and detours via Keswick.

213.02 Clerk had contacted Highway's to establish their approved sign manufacturer and approached that company for prices. A sign 1050mm x 750mm black on yellow, Lorton open as usual please follow(rotating) Arrow, would cost £32.15 and a couple of sandbags to stop it blowing away, £1.50 each. Discussions held with the Lorton shop had resulted in a need for 3 of the signs and 6 sandbags. Signs to have property of Lorton parish council on the rear and be stored at Yew Tree Hall. Lorton shop to meet 50% of the cost.

213.03 Cllr P.J proposed that the expense should be met by the parish council in full as the shop was a very important local amenity. Cllrs all agreed, and it was resolved full cost to be borne by parish council. Cllr P.D or P.J would collect from Carlisle when manufactured to save £40 delivery charge.

214.00 Lorton newsletter content for December, Christmas issue

214.01 Cllrs agreed that there was more than sufficient material for the December issue, planting, update on United Utilities work, Dark Skies project, benches and including if needs be, meet the new councillor, Tanya St Pierre. All material to be with clerk by 27th/28th November so he could produce and submit to the printer 2nd or 3rd December.

215.00 Progress reports, clerk

215.01 Clerk confirmed that Boon Beck Bridge repair successfully completed by Highway's.

215.02 Clerk mentioned that as confirmed by minute 2017.01 bin collection was now as per schedule.

215.03 There was a planning training session covering planning procedures, dealing with applications and submitting objections and making personal representation at committee level being held in Cockermouth on 4th December at 1.30pm in Town Hall. Cllrs C.P and P.J would be attending as would the clerk. Cost £45 per individual.

215.04 Clerk had been in contact with LDNP Planners about Tenters and it redevelopment within permitted development not as a planning application. Work was supposed to have commenced September, but owners builders were delayed on a previous contract. Not local builder. Clerk and local councillors will monitor the status of the site and remain in contact with planners.

215.05 Second instalment of precept received from Allerdale. It was detailed in half yearly audit.

215.06 Clerk had submitted an application form to Lancaster Uni as per minute 189.01 and also received 10 years of traffic survey material from Highway's department for the project. Lancaster Uni to make decision if to follow up the requested graduate involvement during December.

215.07 Melbreak Communities have enquired of the Lorton chair if the local parishes could not take responsibility for their insurance. Clerk is going to investigate with Zurich the parishes insurers. He was awaiting details of what level of insurance was being provided, the cost and policy renewal date.

216.00 Lorton Councillors reports.

216.01 All matters that concerned councillors covered by agenda items.

217.00 Correspondence.

- 217.01 Training courses available to councillors had been circulated.
- 217.02 Resident Lois Sparling had emailed about recent newsletter content, street lighting and dark skies. Email circulated to councillors.
- 217.03 Resident Chris England had emailed about bench repairs, which had been forward Cllr P.D. Residents do notice the ongoing works.
- 217.04 Letter circulated from Keswick Council about the Keswick to Threlkeld Railway Path.
- 217.05 Email circulated about Whinlatter path closures in respect of the Malcolm Wilson rally.
- 217.06 Geoff Davies members email newsletter forwarded to councillors.
- 217.07 ACTs Community Resilience and Neighbourliness material received, passed to Cllr S.I
- 217.08 Details of Calc AGM 2019 being held 9th November.

218.00 Payments for Approval

Payment already made to Cllr T St Pierre Intpay 42 £497.00 as approved minute 192.01
M Milner Intpay43, £327.10, salary Sept/Oct £270.80 exp £56.30.
Simone Morgan Intpay44, £60 audit fee for 18/19 final a/c's and 19/20 half year a/c's
Printpoint Intpay45 £53.00 September edition Lorton Newsletter
HMRC PAYE Intpay46 Clerks tax 67.60
All Payments approved

Meeting closed 9.18pm

219.00 Date and time of next meeting Wednesday 8th January 2020 at 7.30pm