

Lorton Parish Council

Minutes of the parish council meeting held on Wednesday 6th July 2022

Present: Cllrs, Chris Poate(chair), Glenis Postlethwaite (vice-chair) Peter Deeks, Pam Jaques, Julian Cruickshank, Tanya St Pierre. Cllr J Perry, Cumberland Shadow Councillor plus 5 members of the public and 2 via Zoom link. Also, present Carl Bradford, LDNP Northern Area Ranger for agenda item 8.

Clerk, Mike Milner.

Apologies, Cllr Alan Bowness (CCC). Resignation of Cllr S Irlam (LPC) dated 4th July.

482.00 Apologises for absence, as noted above.

483.00 Declaration of Interest. None

484.00 To approve and accept the minutes of the last Lorton Parish Council held on Wednesday 2nd March 2022, as a true record.

484.01 Councillors unanimously resolved to approve the minutes.

Chair then used her authority to advise that agenda item 8 would be the next item.

485.00 Lorton Footway and Bridleway Audit. A presentation by Carl Bradford, LDNP Northern Area Ranger.

485.01 Cllr P J advised that she had overseen a footpath and bridleway audit of those within the parish boundary and forwarded a copy of that comprehensive document to all councillors and also the ranger present. The report confirmed most were well signposted and useable. There were problems with a few bridges, there was an issue establishing who were the landowners as gated stiles are landowners responsibility. Cllr P M had also been in touch with Adrian Jones the Whinlatter Forrest Ranger to discuss issues.

485.02 Carl Bradford introduced himself and proceeded to advise of his role and LDNP responsibility to ROWs. Basically, Rights of Way (ROW) are the responsibility of C.C.C but in the National Park, that responsibility is licensed to the National Park Service, but that agreement terminates next year, when the new Unitary Council, Cumberland taking control. He advised that gated stiles are actually the responsibility of land-owners and Cllrs pointed out that that position was not recognised by landowners. Carl B advised that there was a plan to write to all landowners restating that responsibility. Currently when an issue arises LDNP either provide the materials to repair the gated styles or reimburse 25% of the landowners total replacement costs. There are 2000 miles of ROWs in LDNP. He concluded by stating that across those 2000 miles every waymark, stile, bridge and post is itemised and located so that repairs and replacements are correctly recorded.

485.03 There was then a short Q&A session and local Cllrs also raised local issues about former permissive paths. Obviously, Carl B was unable to respond accurately to all observations, and it was agreed that Cllr P J would communicate with Amy the local ranger for the parish and she would liaise with Carl B on more specific old permissive path issues raised. The chair thanked Carl Bradford for his attendance, and he left the meeting at 7.57pm.

Chair then advised all present that she would allow the meeting to deal with the agenda item 6 next.

486.00 Applications for development.

486.01 Chair advised that they had representatives for both the planning applications at the meeting, plus owners of the Lorton Shop which is situated by both the proposed developments. The council was to deal with the application 7/2022/2156 which was the development directly behind the shop and had been subject to an application late in 2021 which had, after many submitted objections including one by the parish council, been withdrawn and this was a new application after consideration of the previous objections.

486.02 Chair invited the shop's owners for their observations of the revised application. They confirmed that originally the original building height had been a major issue, it over powered the shop and its garden facility, it was positioned too close to the shops rear boundary and its gable was too large and overpowering. The owners of the shop felt that those three matters had been addressed and by lowering the angle of the roof and setting the new property further back on the plot, the shadowing issue over the shop and its rear garden was now no worse than the current building on the plot.

486.03 The applicants advised that they had tried to resolve all the earlier issues with regard the physical building. All agreed that site deliveries and shop deliveries could be problematical, during the development stage, but a good project manager could hopefully mostly alleviate such problems.

486.04 Cllr P D pointed out the biggest congestion problem would be contractors vehicles; a current development seems to have numerous vans outside the development on the road. The road by the shop and this application would not allow for such multi parking and it was suggested that contractors parked elsewhere and travelled to the site in one van.

486.05 There is a wall that houses the old Royal Mail post box, which is currently in regular use and serves as a joint party wall. Cllrs were reminded of the problem with a recent development where a wall proposed on the plan was not the final built wall. Cllr P D drew this fact to the applicants and requested that the clerk should, if the application was approved by the council, remind the planning officer of past issues and if the wall was demolished it, was replaced to correctly match existing, in the council's planning submission.

486.06 There was discussion about the new proposal, was it a characterful proposition, that would blend in with current styles, which were not of a uniform manner, but typical of the older architectural approach for the parish. Cllr J C did wonder if the parish council should revisit creating a local plan so that property style could be part of an agreed local plan. Cllrs P D and P J did state that although it was not enforceable as part of a planning approval decision, Lorton has a plan for swift boxes to be installed in the village and Cllrs would, as it was a new build, appreciate that being considered. Clerk read out a letter submitted by a local resident and also reminded councillors of the criteria of their objection with the earlier applications for this development.

486.07 Chair finally asked for councillors decisions on this application. There were 4 Cllrs in favour, there was one objection and one abstention. Clerk to advise LDNP Planning accordingly and include comment about the existing wall.

486.08 Councillors then considered application 7/2022/2170 Vale View, a development adjacent to Freshfields, which involves the demolition of an existing 2 bed bungalow and replaced by a 4 bed two storey detached house. The applicants of the proposal were attending the meeting via a Zoom connection.

486.09 councillors noted that the new building was a very large two storey property with two large and prominent front gables, one of which was above a garage door and the new building size would be a massive monolithic overkill on the site when viewed from the road. It was noted that the trees which had been part of the street view and hid the existing building had been removed and councillors were of the opinion that the new building was like any current executive property built on modern developments.

486.10 The proposed property had more than a passing resemblance to the property at Crossgates. The applicants advised Cllrs that the trees had been removed from the front of the plot on the advice of the architect, but they proposed to landscape the front garden. The applicants advised that they needed a large property to accommodate children and family when they stayed, as it was their intention to become full-time residents in the future.

486.11 Both members of the public present felt that the letter the clerk had read out during the earlier application being considered, was more relevant to this development and its modern executive style. Cllr J C who lives in the immediate area had contacted local residents in the area about the proposal and the general consensus was that the property proposed was too large and modern for the surrounding area.

486.12 It was commented on that the Old Police House next door to Vale View was a double gable fronted building, but the glazing was much smaller and the gables not as prominent.

486.13 The chair concluded the consultation by asking councillors for their decision on the application. All 6 objected to the development and clerk requested to advise LDNP planning of the decision.

486.14 chair thanked all applicants and members of the public for their attendance, invited them to remain if they so wished, but all departed either by foot or termination of electronic connection.

Chair then resumed the meeting at agenda item 4.

487.00 Public Participation. None now present.

488.00 Police Matters.

498.01 Clerk advised he had circulated the police e-newsletters, no other report.

489.00 Matters concerning District and County Councillors.

499.01 Neither of currently elected representatives in attendance, however the newly elected shadow councillor for Cumberland Council had been invited by the clerk, Jill Perry, and she advised she would attend meetings to be acquainted with the parish's issues come April 2023 when she official represents the parish at Cumberland Council. She was invited to provide a thumbnail sketch for the forth coming parish council magazine. She accepted the invitation to remain for the rest of the meeting.

499.00 Consider creation of a Lorton Parish Map. Location, style and content.

499.01 Cllr P J had been discussing, since the last meeting, with fellow Cllrs the project and showed examples of possible display boards and their costs. Cllr T St-P advised that the council should be seeking outside funding, Cllr G P asked if the council could apply to National Lottery for funding. There was discussion about what content should go on the board. It was finally agreed that all councillors would form a sub-committee to continue this project in more detail and then bring it back to the parish council.

499.02 clerk did advise that the parish council with its bank account, standing orders and history of serving the community since 1895 would be a very acceptable vehicle to funders when considering funding applications.

491.00 Receive Lorton Parish Council first quarter accounts. Documents to be circulated prior to meeting.

491.01 As per the requirements of the council's Finance Code, the clerk had circulated a copy of the income and expenditure ledgers plus a bank reconciliation confirming the ledgers tallied with the actual bank position at 30th June. The documents circulated indicated the financial position, there were no questions from Cllrs so chair initialled the bank statement confirming the reconciliation balance was correct.

492.00 Lorton July/Summer newsletter content and circulation date.

492.01 Cllrs would provide pictures of the Jubilee celebrations, duck race and chair to provide her usual jottings. Clerk had already received a contribution from Cllr P J about the paths and bridleways topic. Cllr G P to provide a Melbreak update.

492.02 clerk confirmed that the magazine printer had advised that the cost for printing the usual 185 print run was to raise from £57.00 to £63.00 or now 34p per A4 4 page full colour newsletter.

493.00 Progress report, clerk.

493.01 all appropriate accounts docs for 2021/22 financial year have been forwarded to PKF auditors, acknowledged, put on the parish's website and a notice of viewing placed in the noticeboard.

493.02 as minute 473.01 the village flower tubs had been replenished and Cllrs reimbursed for their financial outlay.

493.03 minute 474.03 the No Dogs signage had been purchased and clerk had fixed them on entry gates to the parish field. From the same minute clerk had sourced a personalised Lorton Wild Flower Project signs and they are now in the verges. 8 ordered and 5 in position with 3 spares. Signs had cost £28.62 each and clerk had paid the invoice and was claiming the cost in his expenses.

493.04 in minute 475.01 Dark Skies, Clerk and Jack Ellerby exploring additional funding sources to cover additional lights.

493.05 Parish Charitable Status. Enquiries of locals have not established why status was applied for. Clerk and Cllr P D to resolve the issue.

493.06 minute 477.03 a rake for the table tennis table foot area has been bought and is securely stored by those needing it.

493.07 minute 477.05 clerk advised Cllrs that he had received confirmation from Zurich insurance the parish's insurer, that the table was covered by parish council insurance and with no additional premium cost.

494.00 Lorton Councillors reports.

494.01 Cllr P D has been in contact with a possible handyman at Strawberry How who could possibly take on the maintenance of the various parish seats. Cllr currently updating his bench repair schedule.

494.02 Cllr P J had, as she undertook the pathway survey, considered a location of an additional seat on one of the ROW paths. She wondered about by the church. There were comments about the longevity and maintenance of another bench, even if it was a manufactured from recycled plastics and if in a field would it be stockproof?

494.03 Cllr T St-P verges were cut, and the new signs were in place. Difficult to put in stony ground. The verges now part of the wilding area showed a dramatic increase in bio-diversity. Cllr P D thought that ought to be highlighted in the next parish newsletter to show the benefit to the parish.

495.00 Correspondence.

495.01 Information Commissioner’s Office had reminded clerk Data Protection certificate was due for renewal. Clerk had paid the £40, new certificate received and he was reclaiming cost in his expenses.

495.02 Numerous email exchanges over road closure and culvert repair by Shotton Hall and Armaside Farm.

495.03 He had also had comments and complaints about BT road closure in village. He had received an email from Streetworks West explaining it was a road width and safety issue and the closure was correctly requested and applied, after consultation.

495.04 clerk had received resignation from Cllr Steve Irlam dated 4th July with immediate effect.

495.05 United Utilities have confirmed they are to remove the Crummock Water weir and associated works by 2025 but would be contacting all parish councils involved to make a personal presentation prior to holding public meetings and presentations.

495.06 clerk had circulated a Thorn Lighting Dark Skies promotional video which highlighted the use of the new lights in Lorton and other areas of the Lake District.

495.07 Printpoint to raise cost of printing 185 newsletters. Minute 502.02 refers.

495.08 clerk had received invoice from Bigfoot for May and June grass contract charges. £422.00 in total.

496.00 Payments for Approval

M Milner Intpay118, £684.65, salary May/June £293.80, exp £390.85.

HMRC PAYE Intpay119, Clerks tax £73.40

Bigfoot Intpay 120, £422.00 May/June ground maintenance.

Direct charge by HSBC £8 monthly account charge.

All Payments approved

Meeting closed 9.42pm

497.00 Date and time of next meeting Wednesday 7th September 2022 at 7.30pm, the meeting will be held in Yew Tree Hall.