

Lorton Parish Council

Minutes of the parish council meeting held on Wednesday 4th Jan' 2023

Present: Cllrs, Chris Poate(chair), Glenis Postlethwaite (vice-chair) Peter Deeks, Tanya St Pierre, Garan Comley.

Clerk, Mike Milner.

Apologies, Cllr Pam Jaques, (LPC). Cllr J Perry, Cumberland Shadow Councillor. The clerk had received resignation notification from Cllr Julian Cruickshank.

27 members of the public present.

539.00 Apologises, as noted above.

540.00 Declaration of Interest. None

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

541.01 Councillors unanimously resolved to approve the minutes.

542.00 Co-opt to Lorton Parish Council, Garan Comley, Fellside, High Lorton, CA13 9TX. Clerk has made appropriate enquiries and confirms he is appropriately qualified.

542.01 Councillors resolved to unanimously co-opt Garan Comley. The chair welcomed him to the council and the clerk obtained his signature on the declaration of acceptance of office document.

The chair then promoted agenda item 9 to the next item of business.

543.00 To receive a presentation by members of the current Yew Tree Hall committee regarding the feasibility of the building of a new village hall in Lorton. The building to be within the confines of the existing tennis club and Parish Field boundaries.

543.01 The chair advised Cllrs and members that some YTH committee members would make a presentation on the agenda topic item, that she would allow public questioning from the public present and then the parish councillors would offer individual observations but there would not be any resolution to indicate support or objection at this meeting, as there was a requirement, if the project was deemed feasible, that the community as a whole should discuss both the disposal of YTH and also the relocation to the new site and change of use of the parish field as a recreation ground for children.

543.02 The chair of YTH opened the presentation using a PowerPoint slide show and he explained as the first slide indicated that he believes there were 5 Pillars of Society in the village, the church, the school, the village shop, the pub and finally the village hall(YTH). He outlined the history of the current building, that it had been bought from Jennings Brewery of Cockermouth, it was their old Malting Barn, for the princely sum of £150 and a village fete was held at the time which raised £485 to make it, at that time, suitable for use as a village hall. The committee presentation team changed twice as aspects of the hall's history and what was proposed were discussed.

543.03 The parish field was the chosen central point within Lorton as the site for a new hall. There were no other sites available within the village boundary.

543.04 The presentation explained that a change of venue had been discussed in the past, as access for disadvantaged individuals was a problem at YTH, all entrances had steps to negotiate. The tennis club were represented in the members of the public present, and they took a neutral position at the moment. Slides of recent modernisation projects within Cumbria were displayed and the question was asked of the proposed catchment area. A member of the public advised that perhaps 10 years ago there had been a proposal to provide a school sports hall on the parish field. That hall would have taken up a third of the field, the parish council rejected that proposal. There is currently a hard court tennis court at the far end of the field, which it was pointed out had removed some playing area for children.

543.05 Members of the public advised that the church had been considered in the past, but that would have involved the removal of the pews, which was not a universally acceptable solution to church goers. The school headmistress had intended to attend the evening's meeting but had been detained on another matter.

543.06 The parish councillors then aired their individual thoughts, but not before the clerk had produced the original legal title deed document CU253974 dated 9th August 1935 for the conveyance of the land from Anthony Thomas Steele Dixon (vendor) and Stanley Dickinson Stanley-Dodgson (purchaser) for the sum of £40 and that document contained the location map. The clerk also had the original title deed transferring ownership from Stanley Dickinson Stanley-Dodgson to the parish council dated the 23rd August 1935. The clerk pointed out that in that conveyance on its first page, the transfer by the owner was on the condition that the ground was retained as recreation ground by the council and maintained as such. Further in the schedule it states that no dwelling is to be built on the land.

543.07 Clerk also has the original conveyance bequeathing the strip of land that runs from the road, between the tennis courts and the old telephone exchange to the current double gates providing access to the parish field, land registry title CU253974 dated 10th October 1976. The final document clerk held being the lease between the parish council and Lorton Tennis club, dated 11th December 1984 providing the land for an all weather court at the end of the parish field and access across the parish land to the court.

543.08 There was a discussion by councillors about the content of the presentation. Cllr P D will take on the responsibility of being the parish council representative on the YTH committee and attend the next meeting. The chair concluded the agenda item by thanking the YTH committee for their attendance and also the members of public who were present, but she reminded all that the parish council were not making any decision on the presentation. Both YTH and the parish council were community assets and as such any decision on the changes would have to be put to the community, but the community would need a more structured project plan to make a decision on.

543.09 Chair invited members of the public to remain if they so wished, however they all restacked their chairs and departed the room.

Chair resumed the meeting at agenda item 5.

544.00 Public Participation. None remained present.

545.00 Police Matters.

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

546.00 Applications for development. No applications to consider.

547.00 Matters concerning District and County Councillors. neither present.

548.00 Confirm the Lorton Parish precept request for financial year 2023/24, revised budget document had been circulated.

548.01 Clerk had brought along hard copies of the circulated document. Cllrs discussed the current year's community projects and that thanks to Cllr T St P, they had managed to apply for CCC funding for some projects and the clerk had successfully obtained a £1500 grant, ring fenced, for the interpretation Board project which looked likely to cost £7k, but grant funding was applied for. Cllr P D also pointed out that Lorton benches were now in need of repair and maintenance, an additional cost not in the budget.

548.02 Cllr considered that inflation was running in excess of 10% and with a busy schedule for the coming year, plus a Coronation in May, they decided that clerk should request a 12.5%. That figure was unanimously resolved by Cllrs present, and clerk would do as instructed.

549.00 Interpretation Boards, current position, project timeline and costing update, plus funding source applications submitted.

549.01, this project is being led by Cllr P J and although not present this evening she had circulated a very comprehensive document detailing the current position. All Cllrs agreed that no detailed discussion needed, and that Cllr P J had the project well in-hand.

550.00 Lorton Pound Restoration Work.

550.01 Chair C P advised that this item referred to the installation of old Christmas trees into the bank of the beck providing a resilience to erosion. This had been done before with great success and the recent proposed works had actually been completed. It was on the bank below the road bridge, adjacent the grassy bank.

551.00 Lorton Winter Parish newsletter, feedback.

551.01 Chair invited comment, but it would appear that the newsletter had been well received and no adverse comments to address. The next newsletter would be issued before Easter and could include details of any Coronation festivities. A topic for the March meeting.

552.00 Progress reports, clerk.

552.01 clerk reported that the joint Buttermere/Lorton/Loweswater parish council scoping report had been submitted. Cllrs request if clerk would redistribute to them for reference.

552.02 Request from Allerdale for a precept figure submission, dealt with at minute note 548.02.

552.03 Minute 533.07 clerk had written, snail mail, to HMRC about penalty charges 11th November, 2 x £100 charges, as he is currently locked out of internet access for contact, accept he can make payment submissions.

552.04 Clerk noted the Lorton Christmas Tree had been installed at Crossgates crossroads. Clerk to email thanks to individuals who supplied the tree and decorated it.

552.05 Clerk advised that minute note 534.01 of November minutes indicated an agenda item concerning the "parish plan" however he had not included that item as he had received the resignation from Cllr J C and he was the force behind the plan. Cllrs P D and G C agreed to consider the plan, the current proposed plans are not as detailed as previous community plans. Agenda item for March 2023.

552.06 Clerk had reported the lamp post by the pound entrance, as it has visible movement if pushed. The Highways response was to say it was "within tolerance."

552.07 Clerk had again contacted Highways, to get the stone wall which runs opposite YTH and opposite the Boon Beck bridge road junction repaired. Response and repair still awaited.

553.00 Lorton Parish Councillors reports.

553.01 Cllr T St P, mentioned the road verge signs, they had been very effective but replacements maybe needed and an alternative method of fixing.

Cllr P D would tackle the bench repair schedule for this spring and summer. He would also organise a litter pick, in March, one Sunday morning, between Low Lorton and along the Cockermouth road towards Armaside Farm.

553.02 The chair also mentioned the Coronation in May and would the parish be providing school children with a commemorative mug. Clerk to investigate costs and report back to the chair.

554.00 Correspondence

554.01 Clerk had received on 4th November an email about quarrying activity at Scawgill Quarry. He had established ownership and referred the writer to the owner.

554.02 On 15th November clerk received notification of the £1500 CCC grant ring fenced for the Interpretation boards.

554.03 Clerk had received email about the ruts being created by traffic, especially at Crossgates where no public foot path or defining kerb edging. He had provided pictorial evidence and included the problem in the newsletter to draw residents attention to it.

554.04 Printpoint invoice received for winter newsletter, £83.00.

554.05 Letter of thanks from Great North Air Ambulance for £250 donation.

554.06 Email of resignation received from Cllr J C.

554.07 Clerk had received a letter from the Landowners Against Hunting with Dogs. This had been followed by various emails. No action necessary by clerk as no successful legal prosecution had been undertaken against the local landowner which would indicating illegal action on the landowners part.

555.00 Payments for Approval

M Milner Intpay133, £161.80, salary November, no expenses.

HMRC PAYE Intpay134, Clerks tax £40.40, November PAYE

The above payments made to conform with new HMRC reporting and payment legislation.

M Milner Intpay135, £213.06, £161.80, salary December and expenses £51.26.

HMRC PAYE Intpay136, Clerks tax £40.40, December.

Printpoint, Intpay 137, £83.00 Winter newsletter.

Direct charge by HSBC £8 monthly account charge. November & December £16.00

All Payments approved

Meeting closed 9.47pm.

556.00 Date and time of next meeting Wednesday 1st March 2023 at 7.30pm, the meeting will be held in Yew Tree Hall.

Yew Tree Hall Committee - Development Group Request for support from Lorton Parish Council The Yew Tree Hall Committee are investigating improvements to the Village Hall. We are working on a renovation of the existing hall with the aim of addressing issues such as accessibility, environment, maintenance, energy efficiency and parking. Before undertaking such a scheme we have a responsibility to consider the alternative - a new build hall within the village. Criteria for a new build location include: close to the main population of lorton; space for parking; synergy with other key community facilities; affordable (not premium building land) and a location unlikely to pose difficulty

in obtaining planning. As part of that process we have identified the area of the tennis club and parish field as a good potential site. This is an area that already houses several public facilities including the school, tennis club and parish field, is close to the village shop, sits within the existing building line and is already a community hub and is centrally located within High and Low Lorton. We would like the Parish Council and tennis club to work with us to thoroughly consider this option. We already have a commitment from the tennis club. The feasibility of redeveloping the existing hall will then be evaluated against this and other potential greenfield options based on a series of cost, benefit, landowner consent, and other criteria before a proposal is put to the Lorton community as a plan for the future and fundraising activities commenced. If this scheme offers a compelling alternative to redevelopment of the hall or other greenfield options, we will return to the PC with further proposals to take it forward in a meaningful way. Our mandate requires any change to have the support of the Lorton community. The Yew Tree Hall Committee will fund any professional fees involved in developing this option. Our Request Lorton Parish Council to work with our committee to explore the feasibility of a new build hall within the boundaries of the courts/parish field. Note: The Yew Tree Hall was purchased by members of the Lorton community in 1919 and is a charitable trust. It has a set of principles that determine its use and a set process in the event of the building being disposed of. This process requires the consent of the community to any new scheme and the use of the proceeds of the sale of the hall to be used in its reprovision. December 2022