

Parish Council of St Johns Castlerigg & Wythburn Minutes

Minutes of the meeting of the St John's Castlerigg & Wythburn Parish Council held at Thirlmere Recreational Hall on Thursday 30th November 2017 at 19:00

Present: Mr I Hartland (Chairman), Mrs C Archbold, Mr M Cockbain, Mrs P Darrall, Mrs S Hope, Mr B Vidler, Ms B Carter (Clerk), 6 members of the public.

74/17 Apologies for Absence.

Apologies were received from C/Cllr T Lywood, PCSO Todd Stuart, Mr D Lamb & Mr Laurie Walton.

75/17 Approval of meeting minutes held on 21st September 2017

Resolved by all present that the minutes of the bi-monthly Parish Council meeting held on the 21st September 2017 subject to one minor alteration be signed as a true and accurate record and the Chair be authorised to sign a copy.

Action: Clerk to upload the minutes to the website & circulate to all.

76/17 Declarations of Interest & Requests for dispensations

None

77/17 Public Participation

6 members of the public were present:

Ms J Barnwell spoke on behalf of herself & Mr & Mrs Sagar to lay out the views of the local residents regarding the Refectory Keep (7/2017/2257) Planning application- A copy of the speech delivered by Ms J Barnwell was circulated in hard copy to all councillors.

The concerns raised in summary were:

- Extension to the height, footprint & internal square footage of this application compared to the original approval 7/2015/2066
- The type/material used for the cladding and appearance of the structure (windows/timber & aluminium, black steel) which is out of character with the local architecture
- The lack of accuracy within the application.
- Lack of clarity/detail regarding the existence of trees or hedges on the site and the potential impact of this proposal on the trees, hedges & wildlife within the curtilage of the site.
- Impact of the proposal on the noise from the A66 (currently the aforementioned trees screen the site & surrounding dwellings from the A66 noise/vision).

A letter from Dr D & Mrs T Booth was circulated to all present and read out by the Clerk:

- The land in question is owned by Dr & Mrs T Booth who have waited for a number of years to find a local family who wanted to build/live on the site rather than selling it to the highest bidder
- That those that are objecting to this proposal didn't object to the application in 2015
- The three closest properties have not objected to this proposal
- Regarding the issues relating to access, the application is for a single private dwelling and the access is sufficiently wide enough and of good quality to take the extra vehicles that will be using it. Three residential properties (four if this application is approved) would have rights to use this driveway. The plan is to fully tarmac the drive when the conversion is complete (no point doing it at this stage until the services are connected). All the properties including this one would contribute to the new surface.
- Effect on wildlife- Dr D & Mrs T Booth have planted more than 50 trees on their land since taking occupation of their property, and over 100m of mixed natural hedging. In addition, over 100m of dry stone wall have been repaired. Dr D & Mrs T Booth stated that they were confident that if this plan were approved that the McKeever's would continue to increase native planting and screening on site.
- Visual appearance from the road, there is a new built agricultural dwelling already in place which is visible from Latrigg, in addition a new cattle barn besides the road, and also the three-converted live/work units. The garages are screened by trees & will be no more visible after the development.

Resolved by all councillors that the comments from Ms J Barnwell & Dr & Mrs T Booth be noted as received.

Mr & Mrs True attended regarding planning application ref 7/2017/2292, but made no comment during Public Participation.

Mrs D Harrison attended regarding planning ref 7/2017/2238- She confirmed to the meeting that the purpose of the planning application is to enable the site to remain open all year round to provide on-going full time employment for their employees. Mrs D Harrison noted that during the planning application process the LDNPA noted to the applicant that there is an enforcement notice on one of the fields preventing caravans & campervans using a particular field, this was made back in the 1960's and due to this enforcement notice not being known about the field has been used as part of the campsite for many years. The campsite has kept up with all required inspections through ABC and they have noted the enforcement notice during any inspections. If this field was lost for usage by the campsite it would have a significant impact on the business and the number of employees they could employ.

Q: Has anyone ever objected to caravans/campervans on that particular field?

A: No.

4 members of the public left the meeting

78/17 Update from visiting councillors/other bodies.

Police- It was noted that the next meeting for Parish Councillors to meet the police is on the 18th January 2018 19:00-20:00 at Cockermonth Police Station.

79/17 Report on Matters Arising/Clerks Report

Resolved that the Clerks written report be noted as received and unless mentioned below no further actions were required/or updates received.

- i) HGVs/Weight Limit on B5233- The Clerk informed the meeting that she had raised the issue of there being a temporary restriction on HGV's on this road during the recent road works.

Resolved that it be noted that CCC have agreed to include a review of this road in the next Temporary Road Order.

Action: Clerk to continue to liaise with CCC about this.

- ii) Letter to United Utilities regarding broader UU concerns

Resolved that this be deferred until the New Year.

Action: Clerk to agenda this for the Jan 18 meeting.

- iii) Newsletter- Distribution to Threlkeld Quarry households

Resolved by all present that the Newsletter Distribution be extended by an extra 40 newsletters to enable it to be distributed to all households in the Quarry. Cllr B Vidler agreed to organise distribution of these additional copies.

Action: Clerk to update the draft budget to reflect these additional costs

Action: Cllr P Darrall to convey this increase in print run to Mr G Darrall effective from the 1st December 2017 (A total of 72 copies for the Quarry area)

- iv) Environment Agency Update

The Clerk informed the meeting that the Environment Agency have recently started distributing an 'AgriBuzz' to farmers which will include some information on the issues raised by the Parish Council earlier in 2017.

Resolved by all present that the EA be invited back to the January 2018 meeting to update/brief councillors on the current position and open dialogue for feedback regarding landowner opportunities for habitat improvement & flood risk benefits in St Johns in the Vale.

Action: Clerk to agenda this for the January 2018 meeting.

- v) To note & receive responses to the Thirlmere Zip Wire consultation.

The Clerk informed the meeting prior to this item commencing that a formal complaint has been submitted by Tree Top Treks to Allerdale Borough Council regarding the conduct of the Parish Council regarding the community consultation ran by Tree Top Treks earlier in the year.

The Clerk informed the meeting that ABC are currently reviewing the content of the complaint and will be in touch in the next 2-3 weeks to confirm which (if any) areas are to be investigated and what the next steps regarding this would be.

Resolved by all present that this information be noted as received.

Action: Clerk to keep all councillors informed regarding this matter once the next steps are known from ABC.

The Clerk circulated a paper to all councillors detailing the response to the questionnaire circulated to all households within the Parish relating to the Thirlmere Zip Wire proposals.

Resolved by all present that this information be noted as received. Publication of the information contained within the paper will occur after the 6th December 2017 Parish Council meeting which is being held to consider the Thirlmere Activity Hub Planning Application.

80/17 Highways & Transport matters

Thirlmere Dam

The Clerk informed the meeting that CCC have responded to the concerns raised at the Sept 17 Parish Council meeting, and they have confirmed that it was impossible to foresee the outcome of the road being too narrow for two way traffic as at the planning stages. The works were safety related and so the outcome was unavoidable.

Regarding traffic lights controlling the flow of traffic on the Dam this is not feasible due to lack of electrical supplies and also the span of the dam being approximately 500m meaning the gap either end of the signals would be too great.

A consultation exercise will be carried out on the proposed one way in order to gauge peoples views, in the mean time the dam will remain closed. CCC are in discussions with UU to consider all options and devise a best way forward.

Action: Clerk to continue to liaise with CCC and agenda the matter for an update in Jan 18

Burns Lonnin- It was noted with disappointment that vegetation/hedge works had taken place along Burns Lonnin but no surface repairs had been undertaken. Meaning the road remains unusable for vehicular traffic. (Shundraw Hill to Burns Farm).

Action: Clerk to report the matter again to CCC.

81/17 Planning Applications for Consideration

Ref: 7/2017/2292

Location: Low Nest Farm B & B, Naddle, Keswick

Proposal: Subdivision of Guest House to form Guest House establishment and separate self-catering holiday studio establishment.

Resolved by all present that the council have no comments or objections relating to this proposal

Action: Clerk to submit this response.

Ref: 7/2017/2270

Location: 1 Lonscale View, Keswick, CA12 4LP
Proposal: Side extension

Resolved by all present that the council have no comments or objections relating to this proposal

Action: Clerk to submit this response.

Ref: 7/2017/2257

Location: Refectory Keep, Keswick
Proposal: Conversion of garage block to form local needs dwelling

Resolved by the majority of those present with 1 abstention that the council object to this proposal on the following grounds:

-Proposed design of this dwelling is out of keeping with local architecture (and differs from the original approved application ref 7/2015/2066)

-Proposal is for a much larger and higher dwelling than the previous approval which would be over domineering on the site and within the locality.

Action: Clerk to submit this objection.

Ref: 7/2017/2238

Location: Caslerigg Farm, Castlerigg
Proposal: Use of south field for caravans, motor homes & campervans and full year use of the whole site.

Resolved by all present that they have no objections or comments relating to this proposal

Action: Clerk to submit this comment.

82/17 Planning Decisions

Resolved that the below decision be noted:

| <u>Ref No</u> | <u>Location</u> | <u>Proposal</u> | <u>Decision</u> |
|----------------------|---|---|-------------------------|
| 7/2017/2114 | West Head Farm, Steel End, Thirlmere | EE Telecommunications apparatus; ancillary equipment cabinets, fenced compound and 70m of new access track | Approve with conditions |
| 7/2017/2173 | Ghyll House, Lonsties, Keswick | Addition of bathroom & dressing room over existing garage | Approve with conditions |
| 7/2017/2144 | Stybeck Farm, Thirlmere, Keswick | Siting of a shepherds hut (retrospective) | Approve with conditions |

83/17 Correspondence received

Resolved that all correspondence be noted as received unless otherwise mentioned below.

- 1) Keswick to Barrow Walk 2018- **Resolved** that the Parish Council have no objections to this event taking place, and that the proposed B5322 road closure be noted.

Action: Clerk to confirm to the Keswick to Barrow Walk organisers that the Parish Council have no objections.

84/17 Finance, Accounts & Governance

I. Invoices for Approval

Resolved by all present that the below invoices be approved & the cheques signed by two signatories (Cllr S Hope & Cllr M Cockburn).

| Invoice Received from | Works/Services undertaken | Amount |
|------------------------------|--|---------------|
| G Darrall | Newsletter & Questionnaire Expenses | £134.63 |
| Becx Carter | Expenses | £42.82 |

| | | |
|-------------|---|--------------------------------------|
| Becx Carter | Salary | £594.24- Via SO |
| HMRC | PAYE | £45.58 (Including credit on account) |
| Becx Carter | Additional Hours relating to planning works | £223.17 |

Action: Clerk to process the above invoices for payment.

ii. Approval of Bank Reconciliation & Spend Against Budget Report.

Resolved by all present that the bank reconciliation for November be approved as a true and accurate record and was signed as such by Cllr C Archbold.

iii. Review & 2017 adoption of Code of Conduct & Public Participation Guide

Resolved by all present that both the Code of Conduct & Public Participation Guide be adopted for the forthcoming year.

Action: Clerk to upload these documents to the Council website.

Iv. Consideration of draft budget for 18-19

Resolved by all present that this be noted as received but that no decision be taken on this matter until the Local Government Technical Finance Settlement decision and the Council Tax Band D figures are known.

Action: Clerk to agenda the matter for the January 2018 meeting and update the budget to reflect the extra Newsletter expenses.

85/17 Councillor Matters

Keswick to Penrith Railway-Cllr I Hartland informed the meeting that CCC are becoming more positive about the reinstatement of the Keswick to Penrith Railway and have recently suggested including the proposal back into the Transport Plan.

It was agreed by all councillors present that they are in support of the inclusion of the Keswick to Penrith Railway reinstatement into the Cumbria County Council Transport Plan subject to an appropriate cycle/footway being created and maintained alongside any railway reinstatement.

Action: Clerk to write to CCC confirming the support of the Parish Council in the inclusion of this in the Transport Plan.

86/17 Date of Next meeting

Resolved that the next meeting time be 6th December 2017 at 19:00

Action: Clerk to upload 2018 meeting dates to the website.

Meeting Closed 20:05

Signed..... Cllr I Hartland (Chairman)