

CALDBECK PARISH COUNCIL

Minutes of the ordinary meeting held at Caldbeck Parish Hall on Monday 21st March 2016.

Cllrs Present: Norman Atkinson, Alan Tyson, Angela Glendinning, Richard Hellon, Paul Doherty, Tim Cartmell & Colin Smithson.

Also Present: Elizabeth Clark (Clerk), Cllr Fairbairn (County & District Councillor), Andrea Smith (Housing Development Manager), Martin Powell & Christina Coulthard.

Prior to the start of the meeting, Andrea Smith of Allerdale Borough Council Housing Department gave the following presentation on affordable Housing; Firstly, she apologised for being unable to attend the December meeting due to her involvement with the flood work. There have been significant changes in the housing structure with the last study being carried out in 2013 and the figures of this presentation are based on that study. Changes include improved collaboration with other departments (eg planning), Right to Buy - to be expanded, 1% cut in rent reductions for housing association tenants and looking at innovative ways to develop affordable housing. There are many different types of affordable housing e.g. social rent, shared ownership, discounted sale (outright sale) & help to buy. Discounted sale is taken-up the most in Allerdale. Allerdale have a statutory duty to identify the housing needs of the community and will engage with the community when they receive the data from the latest survey which is currently being collated and will show what the Affordable Housing requirements are across the borough. The 2013 survey identified that Allerdale required 1,851 affordable homes with 1,806 for social rent and 45 for low cost home ownership. In Caldbeck parish the need identified was for 10 x 1 bed properties, 5 x 2 bed properties, 5 x 3 bed houses and 1 x 2 bed bungalow all for rent from a housing association. There are 20 x properties for social rent in Caldbeck parish with 11 of these becoming available since 2011 and each one attracting an average of 9 bids each. In 2015 only one property became available. Five properties for sale in the parish at an average asking price of £436,800 are nearly 15 times higher than the average income. There are no discounted sale or shared ownership properties in the parish and 8 empty properties, two of which have been empty for more than 2 years. Increasing the supply of affordable housing is achieved by; an empty homes fund being available to help with the purchase of empty properties to be re-developed into affordable homes, identifying council owned land that could be released for housing, working in partnership with Cumbria Rural Housing Trust to support communities who wish to establish Community Land Trust, supporting self-builds, supporting funding bids and using the section 106 planning obligation. The new housing study is more specific to what is needed and the new April planning build means it is more difficult to access funding with no money in the program from the government, changes to Right to Buy, a new starter homes program and starter homes for people under 40 years with a discount of 20%. There is also a new policy which will protect social housing so it can't just be disposed of and if one house is sold the money is utilised to build further houses in the area.

Andrea was thanked by Cllr Atkinson for attending and left the meeting at 7.35pm.

21/03-114 APOLOGIES

Apologies for absence were received from Cllr Shaw & PCSO Harris.

21/03-115 MINUTES

The minutes of the ordinary meeting held on 22nd February 2016 were **agreed** and signed as a correct record.

21/03-116 DECLARATION OF INTEREST

- a) No requests for dispensations were received.
- b) No declarations of interests were received.

21/03-117 PARISH COUNCILLOR VACANCY

Cllr Tyson proposed, Cllr Cartmell seconded & all councillors were in favour of Christina Coulthard being co-opted on to the parish council.

21/03-118 PUBLIC PARTICIPATION

- a) Cllr Fairbairn reported on the following; although people are not in favour of changing the ambience of the village, there is a lot of demand for low cost housing. Young people are unable to afford to buy or rent in the parish so move to other areas like Carlisle. This then affects the school as it needs the flow of young people to keep it sustainable. There are currently grants for poor people to install central heating in their home. Car parking charges in Wigton are to increase by 5p per hour with 2 hours free disc parking on the

council carpark (next to the old bus station) and Market Hill carpark. Work is due to commence on Heskett Newmarket Bridge on the 21st of March and will last approximately two weeks. There is a footpath diversion from Caldbeck to Sebergham Bridge as the bridleway has been washed away and Bell Bridge is closed and highways are unable to put up diversion notices up to divert people onto the road. The road works at Jenkins Cross will be complete in two weeks time and road safety schemes are scheduled for Pattenfoot, Red Dial & the Street Cross Roads (A595) and Mickelthwaite (A596).

- b) An emailed report from Cumbria Constabulary stated that there had been no incidents reported to the police since the last meeting.
- c) Martin Powell stated that he was disappointed that he couldn't make the meeting when his request for funding the 73/73A winter bus service was turned down. Cllr Atkinson referred to the minutes of 18 January 2016 and explained that councillors felt that the precept increase was needed for street lighting and toilet facilities, which were felt to be a greater priority and there wasn't likely to be sufficient support to make the bus viable. Martin advised that if more people were using the bus there would not be a need for the precept money and he was still looking into grants from Booths, Caldbeck Surgery, Virgin Trains, and National Lottery etc, he stated he would again approach the parish council in the future with regards to the 2017 winter service. Martin also advised that water was leaking out of the Market Cross and running down the road, he had contacted United Utilities, the Environment Agency and Better Highways, all of whom had denied responsibility. Cllr Tyson stated he would look at the problem tomorrow.

Martin left the meeting at 8.10pm.

21/03-119 PLANNING DECISIONS & APPLICATIONS

- a) **Decisions:** 7/2016/2003 – Change of use of existing granny flat annexe to self-catering accommodation, Crest Hills, Heskett New Market. **Permission Granted**
- b) **Applications:** no new applications received since the last meeting.
- c) A meeting had taken place last week with Cllrs Atkinson, Cartmell, Tyson & Shaw and Kevin Richards, Paula Allen & Rob Allison of the LDNPA. The meeting was to see how the Parish Council could improve their responses to planning applications and three previous planning applications were considered to facilitate this; (i) the barn conversion at Upton, Caldbeck, (ii) Woodhall, Heskett New Market, (iii) The Old Map Shop, Caldbeck. The meeting also considered what it meant for Caldbeck to be a Local Service Centre and also what Neighbourhood Planning entailed and its merits.

It was questioned why the farm appraisal (Woodhall) was not available to be viewed on the planning website so the parish council had to request a copy. Kevin agreed and advised that this type of information and all letters of objection/support would in the future be available online.

If an application was to be heard before the Development Control Committee the planning officers report was not available until 2 days before the meeting so a decision on whether it was necessary to attend could not be at this late date. Richard advised that the parish council should advise they would attend and if after reading the report felt it was not necessary then cancel their attendance.

The easement at The old Map Shop is to be looked into by the LDNPA, as it was apparent to councillors that water and sewage services had already been undertaken but were not included in the planning application.

The description of planning applications needs to be improved, so as to accurately reflect what is being applied for and its implications. This became apparent with the barn conversion application, where prior to this an earlier application for change of land use from agricultural to domestic curtilage, significantly altered the status of the land. Kevin advised that he was willing to listen and advise on how the parish council could improve on their response to certain applications. The LDNPA stated that they would increase the 21 days response time to an application if the parish council requested it if it fell in between council meetings.

It was noted that in 2010, Caldbeck was designated as a Rural Service Centre (provides the public with an extensive range of services eg. Shop, school, doctors etc) and any development would be preferable there as opposed to the Cluster Settlement ie Heskett New Market.

21/03-120 ANNUAL PARISH MEETING

Councillors felt there were no specific issues requiring presentation at the Annual Parish Meeting.

21/03-121 PROPOSED FOOT & CYCLE PATH ALONG HESKETT LONNING

Cllrs Atkinson & Cartmell met with Alick Grieve to discuss the plans drawn-up by Atlantic Geomatics. It was noted that the plans need amending to show the line of path and to correct some owner details. New gates and hedges need adding and then a hard copy of the plan could be produced. The next stage will be for Cllr Cartmell to send out contracts to land owners.

21/03-122 BOUNDARY WALK

The steering group meet on the 1st of March and the five areas of responsibility identified are all progressing well. The costs involved are being identified and donations of £300 from Caldbeck Young Farmers Charity Bingo Night & £100 from Heskett Newmarket Show committee have been pledged and are greatly appreciated. A bank account has been opened and Carol Slinger was appointed treasurer. A Big Breakfast is being planned for the 17th of April & a quiz for the 1st of May. Cllr Doherty proposed a donation of £200 from the parish council, seconded by Cllr Cartmell, with all councillors in favour. Cllr Hellon stated that the Health & Safety & Risk Assessment documents were being drafted. Plans that need to be in place to cover issues such as counting people on and off the fell, if an accident happened or in exceptional circumstances that the event needed to be cancelled. The next meeting of the steering group is to be held on the 19th of April.

21/03/123 HM QUEEN'S 90TH BIRTHDAY CELEBRATIONS

Cllr Hellon advised that he had looked into incorporating an event to celebrate HM Queen's 90th Birthday with the Cricket Club. However it was established that it was already a busy weekend with other unrelated events already planned and it was not feasible to incorporate the birthday celebrations. There were no other suggestions put forward.

21/03/124 NEIGHBOURHOOD PLAN

Cllr Atkinson outlined the Coniston Neighbourhood plan and advised that a lot of it was common sense and relevant to Coniston e.g. holiday homes & local occupancy clauses. It is a strategic document and considers a wide variety of local planning, community services and infrastructure. Up to £8000 in grants were available with support from various groups to assist in producing a plan. It would involve a great deal of time, work and consultation with the community and the LDNPA. It was agreed that before a decision could be made, more information was required ideally from the producer(s) of the Coniston Plan. Enquiries to be made about the possibility of a meeting with the authors of the Coniston plan.

21/03/125 FAIR WORLD SHOP

Correspondence received from Susan Beale of the Fair World Shop advised that the shop needed a facelift. Approval was sought from the parish council following clarification on whether the proposals were the responsibility of the council or the Fair World Shop volunteers. Permission was granted for a new sign (same size as current sign) – group to undertake this. Internal & external painting of the windows – permission for group to undertake this. Repair to plumbing and south-facing roof where there is a gap in the tiles – Cllr Tyson to look at and report. Re-fitting of more appropriate shelving and desk area – permission for group to undertake this. Reorganising of the internal lighting to better display the wares (professional electrician) – clerk to clarify responsibility for costs.

21/03/126 GRASSCUTTING TENDERS FOR CALDBECK & HESKETT NEWMARKET GREENS

One tender had been received and was from Mark Binney who had cut the grass in 2015. It was noted that there had been a slight increase in costs. It was **resolved** to award the 2016 grasscutting contract to Mark Binney. It was agreed that the grasscutting tender be reviewed for 2017 prior to the tenders going out. Proposed by Cllr Glendinning, seconded by Cllr Hellon, all councillors in favour with Cllr Smithson abstaining.

21/03-127 PARISH MAINTENANCE

- a) No update on the Wath Brow bench - Cllr MacFadzean to report progress at the next meeting.
- b) The Wath field drain, to sort out French drain & put passing places on the hill – work to be done in April (the next financial year).
- c) The following update on pot holes was received; i) end of Beck Grange Lonning where it joins the road, ref no. 12/1382095 – has been repaired ii) 3 x large potholes 100m from Parkend cattle grid on the way to the Faulds, ref no. 12/1382106 - has been repaired iii) Heskett Lonning, just past Throstle Hall (a proper Repair required this time), ref no. 12/1382109 – repair pending, iv) B5299 on Ratten Row, ref no. 12/1382118 – repair pending.
- d) The tree at the rear of The Oddfellows which was obstructing drivers' views has now been cut back.
- e) The Allerdale Street Scene Officer had visited the area around the church and applied further dog fouling signs and checked and cleaned the area. He advised that he will keep monitoring the village each time he is in the area.
- f) The thorn bush opposite No 1 at Riverside has been cut back, the inoperative street lights – no 26

opposite school house remains inoperative & no 31 on The Green is now working. No update on the blocked drain below the school.

- g) The following urgent matters were noted; 150 yards passed Whelpo there is a dip in the road (road has sunk) possible drainage issue/pot hole. The Heskett to Howbeck road is in a poor state. There are pot holes at Bridge House, Heskett to Street Head and below Hudscalls. Clerk to report to highways.

21/03-128 MONTHLY ACCOUNTS & ANNUAL AUDIT

- a) The bank reconciliation as at the 8th of March 2016 was received and **approved**.
- b) It was **resolved** to approve the monthly expenditure and record of income:
Receipts: P M Porter £2.00 (Allotment Fee) CALC £374.99 (Transparency Grant)
Payments: PC World £444.98 (Laptop & Printer) E Clark – Salary (Dec, Jan, Feb, March) £978.44
HM Revenue & Customs (PAYE) - £244.60, E Clark – Expenses (Dec, Jan, Feb, March) – £43.94,
CALC (Good Councillor Guides) - £8.50, Edwin Thompson (Allotments) - £90.00,
Atlantic Geomatics (topographical survey) - £1646.64
- c) The council was notified on the current financial position.
HSBC Current A/C 8th March 2016: £ 5,007.88
HSBC Deposit A/C 8th March 2016: £109,513.59 (inc £100,000 for path project) Interest 7th Feb: £9.57
M Powell £2.00(Allotment Fee) Cumbria CC £843.08 (Maintenance of Caldbeck Village Green)
Payments: ICO – Data Protection Annual Fee (dd) - £35.00
D Bowen - £20.00 (replace lost cheque no. 100798)

21/03-129 CORRESPONDENCE

The following correspondences were noted;

- a) Allerdale Street Scene Officer – Dog Fouling Update (emailed Cllrs 23/2)
- b) Cumbria Community Messaging – Telephone Scam Alert (emailed Cllrs 23/2)
- c) Cumbria Community Messaging – Bogus websites (emailed Cllrs 23/2)LDNPA –
- d) Statement of Community Involvement Consultation (emailed Cllrs 23/2) – clerk to respond as per meeting with LDNPA.
- e) CALC – New CALC Website (emailed Cllrs 23/2)
- f) Highways – Closure Broadcast – Lonning Head, Haltcliffe Bridge (emailed Cllrs 23/2)
- g) CALC – 3- Tier Meeting Information (emailed Cllrs 25/2)
- h) ACT – Spring 2016 Gazette Newsletter (emailed Cllrs 25/2)
- i) Sue Hayman MP – Contact Info Update (emailed Cllrs 26/2)
- j) Geoff Davies (LDNPA) – Planning ‘Pow Wow’ Update (emailed Cllrs 2/3)
- k) Geoff Davies (LDNPA) – Feb Report, Coniston Neighbourhood Plan (emailed Cllrs 2/3)
- l) Keswick Mountain Festival – Cycling Events 21/22 May (emailed Cllrs 3/3)
- m) Keswick Flood Bulletin – Issue 12 (emailed Cllrs 3/3)
- n) CALC – March Circular (emailed Cllrs 3/3)
- o) CALC – SAAA, further Information (emailed Cllrs 8/3)
- p) Cumbria County Council – Resilience Flood Fair (emailed Cllrs 8/3)
- q) CALC – LDNPA Parish Forum Information (emailed Cllrs 10/3) – *Cllr Atkinson to attend.*
- r) Fair World Shop – Shop Facelift Email (emailed Cllrs 13/3) (see ref 12)
- s) CALC – Burnett’s Free Legal Advice to Food Victims (emailed Cllrs 13/3)
- t) CALC – Friday Round-Up (emailed Cllrs 13/3)
- u) CALC – Briefing on the new S137 limit for 2016/17 (emailed Cllrs 13/3)

21/03-130 NEXT MEETING

It was noted that the next meeting would be Annual Parish Meeting followed by the Annual Parish Council Meeting to be held at 7pm on Tuesday 10th May 2016

The meeting closed at 9.30 pm.