

# Levens Parish Council

## Minutes of the Ordinary Meeting of the Parish Council held on 9 June 2015 in the Methodist Meeting Room, Levens at 7.30pm

**Present:** Cllrs R.Atfield (Chairman), S.Bagot, H.Burrow, C.Hammond, D.Martin, R.Mason + P.Davidson (clerk) + Mrs S.Roberts (clerk elect) + District Cllr A.Rawlinson + County Cllr J.Bland + 4 members of the public

**18/15 Apologies for absence:** Cllr J.Thacker

**19/15 Declarations of interest:** none

### 20/15 Minutes

It was **resolved** that the Chairman be authorised to sign the minutes of the annual meeting of the parish council held on 12 May 2015, as a true record.

### 21/15 Public Participation

- Visit to French Levens: Mr & Mrs Barton gave the council an interesting and lively talk on their experience of visiting French Levens, where they had been warmly welcomed.
- Sizergh Fell Quarry tenancies: a resident asked the parish council to consider the position of the tenants, should a sale of the quarry not proceed for whatever reason. Councillors agreed that this was a valid question which required consideration.
- Levens Community Project (LCP) and the link to the Greengate development: a resident asked why the parish council had not pursued the raising of money for the LCP off the back of the Greengate development. Cllr Mason advised that the parish council had considered that this could be an option and had spoken with SLDC. However, SLDC had rejected the proposal.
- Contamination of Sizergh Fell Quarry: a resident asked what was happening with this issue. Cllr Mason advised that the contractor e3p had recently carried out an environmental survey of the quarry. The report from e3p is still awaited but initial feedback is that the contaminant material is low risk. Their report will provide recommendations for dealing with the contaminants.

### 22/15 Reports

a) Police: no report

b) Relevant matters from District and County Councillors

- District Cllr Rawlinson confirmed that the £1000 members allowance already allocated to Levens was suitable to be used to support the development of a new village website. The only stipulation is that there should be an acknowledgement on the website of the source of funding.
- Considering this year's allowance, Cllr Rawlinson asked the Parish Council to consider whether there were projects which would be suitable candidates for funding support.
- Cllr Rawlinson reported that progress was being made with the planning application for the old carpet shop. The owner had appointed a different architect and new plans were to be drawn up. Close liaison with SLDC Planning was being strongly encouraged, to ensure that the new plans would be supported by SLDC.
- County Cllr Bland reported that surface dressing of roads was underway around the county. The surface dressing of the road at Underhill passing PV Dobson is a candidate for this year.

### 23/15 Recruitment of new clerk

It was **resolved** to appoint Mrs Sylvia Roberts on a 3 month trial basis, as the clerk to the council. Mrs Roberts had tendered her resignation as a councillor, to allow her to take on the role of clerk. It was noted that, due to a legal requirement, Mrs Roberts could not be paid as the clerk until 12 months after her resignation as a councillor.

Councillors thanked the outgoing clerk for his efforts in supporting the parish council and wished him well in his new role.

## 24/15 Finance

### a) Receipts

- Rents £50.00
- SLDC: grant for Business Plan £1600.00
- SLDC: District Cllr A.Rawlinson member's allowance £1000.00

### b) Payments

It was **resolved** to authorise the following payments:

- Mr P.Davidson: clerk's salary & expenses: June £347.80
- E3p: environmental survey at Sizergh Fell Quarry £2340.00

## 25/15 Planning Applications

### a) **New Planning Applications**

**SL/2015/0372:** Land adjacent to Whinthwaite Cottage, Brigsteer Road. Change of use of wooded area to domestic land with erection of detached garage and driveway. Council **resolved** that it had no objections to this application.

**SL/2015/0495:** 28 Greengate, Levens. Two storey rear extension. Council **resolved** that it did not support this application, on the grounds that it was unneighbourly, overbearing, out of keeping with the neighbouring bungalows and would lead to loss of light to neighbouring properties.

### b) **To note Planning Applications determined since last meeting**

**SL/2015/0358:** Brettagh Holt. Alterations and extensions to former residential institution: revised scheme SL/2014/0574. *Approved.*

### c) **To note Planning Applications still outstanding**

**SL/2014/0370:** Change of use, extension, refurbishment and partial demolition of former carpet showroom and site to form nine self-contained apartments.

**SL/2015/0280:** Bridlecroft, Levens. Erection of stable building, menage and access.

## 26/15 Levens Community Project (LCP)

- a) S106: Cllr Mason reported that SLDC had not yet issued the terms of the S106.
- b) Appointment of solicitor and of estate agent: it was **resolved** to appoint Colin Tomlinson of Michael Hodgson as the agent to handle the sale of land. It was also **resolved** to appoint Paul Davies of Milne Moser to act as solicitor.
- c) Letter to Charity Commission: a letter had been drafted to the Charity Commission, which councillors fully supported. It was **resolved** to authorise Cllr Mason to liaise with Paul Davies, with the aim of issuing the letter to the Charity Commission as soon as possible.
- d) Grant funding opportunities: Cllr Mason advised that there were no immediate grant funding opportunities available. A discussion had taken place with the Homes & Communities Agency, who had suggested that grant funding could be available in the future, linked to affordable housing.
- e) Costs and timescales for village hall detailed design: Cllr Mason reported that the architect had provided some preliminary indication of possible timescales and costs for the next phase of the project, involving detailed design. Councillors agreed that cash flow would be a key factor, prior to the sale of any land. This emphasised the importance of the Business Plan (see below).
- f) Business Plan: Cllr Mason advised that the contractor had begun work on the Business Plan.
- g) Sizergh Fell Quarry tenancies: it was noted that letters had been sent to the tenants, confirming that the 6 months' notice given on 25 January remains valid.

## 27/15 Levens Charity grant application from WI

The Trustees Committee recommended that the requested grant of £200 should be awarded. Council **resolved** to endorse this recommendation.

**28/15 Offer from Mr Bannister of purchase of land at Cinderbarrow**

The quotation from Paul Davies for registering the land was considered acceptable. It was therefore **resolved** to instruct Mr Davies to undertake the registration of the land in parallel with conveyancing the sale.

**29/15 Land adjacent to Wayside Cottage**

It was noted that the Council had received an offer from Mrs Mallinson for the strip of land adjacent to Wayside Cottage. This was considerably less than the independent valuations obtained by the Council. On this basis, it was agreed that the offer should be rejected. The clerk was asked to respond to Colin Tomlinson accordingly.

**30/15 Nelson Square**

It was agreed to allow Mr Ritchie to remove the stones in Nelson Square.

**31/15 Items for the newsletter**

Councillors agreed the following items for inclusion in the newsletter:

- Chairman's report
- Update on the Levens Community Project (Cllr Mason to write)
- Visit to French Levens (Mrs Barton to be requested to write an article)
- Introducing the new clerk
- Summary of grant applications and awards

**32/15 Open actions not covered elsewhere on the agenda**

- Woodland management: ongoing

**33/15 Correspondence**

- a) Forthcoming meeting on the proposed Lyth Valley Internal Drainage Board: it was agreed that Cllrs Thacker, Mason and Martin will attend.
- b) Email from Colin Turner offering advice on the LCP business plan: the clerk was asked to respond to Mr Turner, thanking him for his advice, which will be taken into consideration.
- c) Several FOI emails from Andrew Taylor requesting information relating to the Sizergh Fell Quarry planning application: it was agreed that Cllr Mason would make the necessary arrangements for a meeting to discuss Mr Taylor's concerns face-to-face., with support from Damson Design and, if possible, R.G.Parkin.

**34/15 Future agenda items**

- Parish maintenance tasks
- Allotments

**35/15 Date of next meetings:**

Next ordinary parish council meeting: Tuesday 7 July 2015.

It was agreed that the Parish Walk would take place on Tuesday 11 August, 7pm.

Signed ..... (Chairman)

Date