

LEVENS PARISH COUNCIL

Minutes of the Ordinary Meeting of the Parish Council held on 8 November 2016 in the Methodist Meeting Room, Levens at 7.30 p.m.

Present: Cllrs. R Atfield (Chairman), S. Bagot, S. Hargraves, K. Holmes, R. Mason, D. Rogerson, J. Thacker, + District Cllr. A. Rawlinson, County Cllr. J. Bland (part), M. R. Curry (Clerk) and 5 members of the public.

69/16 Apologies for absence: Cllr. H. Burrow

70/16 Declarations of interest: None

71/16 Minutes

It was **resolved** that the Chairman be authorised to sign the minutes of the Ordinary Meeting held on 11 October 2016, as a true record.

72/16: Public Participation:

- a) Two parishioners expressed concerns about the Story Homes development at Greengate in that the detailed plans varied from those proposed during the consultation. Plans showed an increase in 5-bed houses, several of which replaced bungalows on the perimeter of the development with negative impact on existing properties. Concerns were also expressed that the increase in 5-bed houses would also add to the weight of traffic in the village. It was agreed to consider these issues at agenda item 7.
- b) The need for a footpath from the village down Levens Lane was raised. It was agreed to consider this matter at agenda item 9.
- c) The quality of the recent newsletter was raised. It was agreed to consider this matter at agenda item 6(b) - Finance payments.

73/16: Reports:

a) Reports from Meetings:

- i. SLDC /Parish Workshop, 12 October – Cllr Rogerson reported attendance where local plans and process had been the main items discussed;
- ii. Lake District National Park Authority, 3 November - Cllr Rogerson reported attendance where the Authority had outlined current initiatives including progress with preparation of the Local Plan for the National Park
- iii. Local Area Partnership, Arnside, 12 October – Cllr Hargraves reported attendance at which Cumbria County Council had rolled-out proposals for an update survey of parish drains and gullies. Councillors agreed that this should be considered as part of the development of the village management plan. Other matters raised were mental health hospital services for the area, broadband and traffic management on the A590.
- iv. Lyth and Witherslack Proposed Water Level Management Board, 19 October – Cllrs Mason and Thacker reported attendance at which current issues, including the repair of 3 pumps, were discussed

b) District Councillor: Reports from Cllr Rawlinson (AR):

- i. AR confirmed that she had requested to join the group considering a proposed Water Level Management Board
- ii. The Old Carpet Shop: the property remains on the market and AR is maintaining SLDCs interest in liaison with its property arm (Lambert Smith Hampton);
- iii. Story Homes: AR has noted concerns about the modified proposals;
- iv. AR indicated that senior officers of SLDC were aware of and concerned about the lack of a footpath on Levens Lane and had indicated a willingness to try to resolve

this. AR acknowledged that for a number of reasons there was no simple solution and also noted observations that concerns about traffic in the village was of equal if not greater concern. It was agreed to consider this further at agenda item 9.

- v. AR confirmed that she could allocate £330 from her Member Budget and asked Councillors to advise her of how this would be allocated. **Resolved:** to consider and advise.

- c) **County Councillor:** Cllr. Bland reported that following a recent fatal accident on the A590 there was to be a meeting to consider road safety initiatives. The Clerk reported that Cllr. Bland's Allotment Grant of £500 had been released and Members thanked him for approving this.

74/16: Finance:

- a) **Receipts:** The Clerk reported that no receipts were received to the bank from 1 – 31 October. However, in addition to the Allotment Grant, he had received a cheque for £322.75 in favour of the Levens Charity from the Estate of the late Mrs Dorothy Marshall. Mr Read pointed out that the Levens Institute had been the intended recipient, but that it had recommended that the bequest be directed to the Charity. On behalf of the Charity, Councillors asked Mr Read to convey thanks to the Levens Institute.
- b) **Payments: Resolved:** to authorise the following payments:
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| i. M R Curry: Salary & expenses (October) | £ 284.54 |
| ii. HMRC: Clerks PAYE | £ 71.00 |
| iii. Printing Plus: Autumn Newsletter | £ 133.95 |
- Councillors considered the quality of the Newsletter. **Resolved:** the Clerk to raise the issue of font size and design with the printers.
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| iv. Zurich Municipal Insurance Premium | £ 438.81 |
| v. Treble3 Website: | £ 21.60 |
- The Clerk noted that this invoice was for work to the Website not directly commissioned by the Parish Council. Although not of concern in this case, given the size of the bill, it could be if the Council was being committed to significantly higher costs. This was acknowledged to be a weakness in process, but Mr Steward for the Web Team pointed out that work on the Website was extremely rare. He proposed that any future expenditure should be capped at a maximum of £50 after which formal authorisation from the Council would be required. **Resolved:** to implement and monitor this proposal.
- c) **Precept:** The Clerk reported that SLDC had written to confirm that precept forms and guidance will be issued in December and that the latest date for the return of completed forms is 27 January.
Resolved: to agree the precept at the January meeting.
- d) **Revised Financial Regulations: Resolved:** Cllrs. Atfield and Rogerson and the Clerk to consider clauses in the proposed Regulations and return to Council with recommendations.
- e) **Levens and Savin Brow Charities: Resolved:** Cllrs. Bagot, Burrow and Mason to consider the Annual Report on charity investments at 7.00pm in advance of the Council meeting on 10 January 2017.

75/16: Planning Applications

- a) **New Planning Applications**
SL/2016/0920 Frosthwaite Farm, Sizergh - No objection
- b) **To note Planning Applications determined since last meeting:**
SL/2016/0606: Moss Lea, Levens – granted conditionally

c) To note planning applications still to be determined:

SL/2016/0888: Land to the east of Greengate, Levens: Story Homes. Councillors considered this application in detail and took into account the observations received from a number of residents. **Resolved: To object** to the proposal in its current form based on the following concerns:

- i. The affordable housing is clustered within the development contrary to SLDC Policy in the Core Plan
- ii. Within the provision for affordable housing, all the 2-bed homes are for rent and all the 3-bed homes are for sale. The Council wishes to see a mix of owned and rented properties between the two housing types.
- iii. The proposed rent at £557.14 per calendar month seems high for affordable housing and the developers should be asked to justify this against comparable market rents.
- iv. Maintenance responsibilities for land outside individual plot boundaries but within the development scheme needs to be clarified
- v. The increase in 5-bed houses compared with proposals on which the consultation was based is of concern, particularly where they are replacing bungalows creating a significantly greater negative impact on adjacent, existing properties.
- vi. The increase in 5-bed houses creates a more congested layout with an inevitable increase in the number of cars associated with the development. Councillors would prefer a reversion to the plans originally consulted on.
- vii. Proposals for traffic management at the bottom of Greengate where it joins the main road through the village are required.

76/16: Levens Community Project

- a) **Sale of Plots at Sizergh Fell Quarry and Cotes:** Cllr. Mason confirmed that the deadline for the receipt of bids was 21 November and that they will be opened in the offices of Michael C L Hodgson, Kendal in the presence of the Agent. Cllr Mason invited other Members to let him know if they wished to be present.
- b) **Allotments:** The Clerk reported that following receipt of the lease from Levens Hall, he had amended the proposed Allotment Agreement for allotment holders to provide consistency. Drafts of both agreements were circulated to be approved at the next meeting.
- c) **Tripartite / Joint Venture Agreement:** This remains under consideration
- d) **Section 106 Agreement: Resolved:** To send the letter as drafted to SLDC's Director of Resources and separately to its Chief Executive. Councillors noted receipt of the correspondence between Messrs Read and Watson and SLDC and agreed to forward a copy of its letter to them.
- e) **Project Working Group:** There was no report of note from the Project Working Group as much now hinges on the bids received. The Clerk confirmed that he is working on a confidentiality policy for consideration by the Council.

77/16: Open Actions Not Covered Elsewhere on the Agenda:

- a) **B4RN:** Councillors noted the promotion of the open meeting to be held on 24 November. The Clerk will print posters for distribution and Cllr Rogerson undertook to consider promotion by social media.
- b) **Transfer of WI Land:** It was noted that no proposals had been received from Parishioners to date and that future use would be kept under review.
- c) **Village Maintenance Plan: Resolved:** Cllrs Thacker, Hargraves and Mason to meet with the Clerk to develop a revised plan

d) 20s Plenty Speed Initiative: Cllr Bagot reported on her meeting at the village school on 7 November when concerns and frustrations about road safety in the village were highlighted. There are currently a number of ideas being promoted for improving the situation but no agreed plan is yet in place. Cllr Bland referred to his preferred option of a stopping / drop-off-pick-up place at the entrance of the playing fields, but this is not totally supported. A key frustration stems from the apparent failure of The Highways Department to engage directly with the school despite numerous requests for discussion. There was further discussion about the safety of pedestrians along Levens Lane and at the junction with the A590 where in addition to signing, a number of other options were discussed.

Resolved:

- a) Cllr Bland to secure a commitment from Highways to meet with representatives of the school to discuss what can be done;**
- b) The Clerk to ask PC Park to consider formal speed monitoring and action against offenders in the village**
- c) Cllr Bland and others to consider the options available for pedestrian safety between Levens Lane and Levens Hall**

78/16: Correspondence: In addition to matters discussed or previously circulated the Clerk referred to:

- a) Red Cross request for open gardens for 2017 – include in next Newsletter;
- b) CALC AGM 12 November: Chairman to attend;
- c) LAP Flooding Conference, Kendal Town Hall: 10.00am 24 November;
- d) Offer by Furness Morris to dance at local events – include in next Newsletter
- e) Local Government Boundary Commission – final recommendations report may be found at www.lgbce.org.uk

79/16 Items for consideration on a future agenda:

- a) Precept
- b) Revised Financial Regulations
- c) Sale of plots
- d) Allotment Agreements
- e) Traffic Management

80/16 Date of next meeting:

In view of the need to consider the tenders for Sizergh Fell Quarry and plots at Cotes, it was **Resolved** that the next Ordinary Meeting shall be on 29 November 2016 at 7.30pm.

The Meeting closed at 10.03 p.m.

Signed (Chairman)

Date