

LEVENS PARISH COUNCIL

DRAFT Minutes of the Ordinary Meeting of the Parish Council held on 12 September 2017 in the Methodist Meeting Room, Levens at 7.30 p.m.

Present: Cllrs. R Atfield (Chairman), H. Burrow, K. Holmes, R. Mason, D. Rogerson, + District Cllr. A. Rawlinson, County Cllr. J. Bland (part), M. R. Curry (Clerk) and 2 members of the public.

30/17 Apologies for absence: Cllrs. S. Bagot, S. Hargraves, J. Thacker, PCSO Park (see 34/17(b) below).

31/17 Declarations of interest: None

32/17 Minutes

It was **resolved** that the Chairman be authorised to sign the minutes of the ordinary meeting held on 11 July 2017, as a true record.

33/17: Public Participation:

No items were raised by members of the public

34/17: Reports:

- a) Reports from Councillors on Meetings Attended:** None
- b) Police:** The Clerk reported that he had not heard from the Police. **Note:** PCSO Park had in fact submitted apologies and a written report which is attached as an Annex to these Minutes. Cllr Mason reported that the persons charged with poaching some months previously had been acquitted for lack of evidence.
- c) District Councillor:** Reports from Cllr Rawlinson (AR):
 - i. Carpet Shop: AR reported that the exterior of the property had been tidied up as a result of her request to the owner. Cllr. Holmes confirmed that he had done this work as a commission direct from the owner. SLDCs Empty Homes Officer had been advised by the owner that the property would be advertised through Rightmove, but it had not yet appeared on their pages. AR reported that SLDCs property arm had not yet conducted a valuation of the property as part of a possible purchase via the Community Housing Fund. The Council specifically expressed its disappointment that this had not been done as it was agreed in July that it should be available by the September meeting. **Resolved:** SLDC be asked to have this work done as a matter of urgency.
 - ii. AR reported that she was aware that Storey Homes might be offering funding support to the Playing Fields and would advise further if information came to hand.
 - iii. New Road, Kendal – AR will send the SLDC Report to the Clerk for information.
 - iv. Lyth Valley: AR reported on the meeting held the previous evening (Cllrs Thacker and Bland had also been present) which considered the draft Flooding Investigation Report. It was agreed to keep progress under review.
- d) County Councillor:** Cllr. Bland confirmed that a scheme is available whereby Parishes could secure funding from the County Council to take on its verge maintenance duties and that Crosthwaite was exploring this. The Clerk confirmed that he had had discussions with Longsleddale PC who had negotiated a scheme and was in touch with Underbarrow for details of their arrangement.

35/17: Finance:

- a) Receipts:** Councillors noted the receipts received and cheques subsequently received from Dr F Morgan and Allotment rent from Mr and Mrs Wilson.

- b) Payments:** It was **Resolved** to authorise the following payments:
- i. Mitchinson & Co: Declaration of Compliance – Pensions £ 60.00
 - ii. Treble3: Website Hosting annual fee £144.00
 - iii. M R Curry: Salary July and August £334.63
 - iv. HMRC: Clerks PAYE July and August £ 81.20
- The following invoices received subsequent to those on the Agenda were also approved:

- v. Zurich Municipal: Insurance Premium 2017-18 £453.04
(The Clerk agreed to confirm the end date of the Long Term Agreement with Zurich)
- vi. Heaves Farm: Final Allotment set-up costs £120.00

36/17: Levens Community Project

- a) Sizergh Fell Quarry:** Cllr. Mason reported that Colin Tomlinson (CT) had received interest from a developer, but that his proposal would require a revised planning application. This party is considering his position and will submit a written proposal. This is likely to include an option to purchase based on obtaining the necessary planning consent, but secured by a deposit. During the option period (possibly six months) the property would be taken off the market. CT has asked the Parish Council to agree the principle before he explores this interest further. Councillors confirmed that they were receptive to this interest though there were a number of questions raised including whether a period as long as six months was really necessary. However, it was **Resolved** that the Council is in favour of investigating this interest and authorises Colin Tomlinson seek a written proposal containing full detail.
- b) Sale of Plots at Cotes:** Cllr Mason reported that there had been an offer of £135,000 for Plot 1 at Cotes and that Council was required to formally consider this. The question of process in relation to the acceptance or rejection of offers was discussed. It was **Resolved** that subject to any constraints in Financial Regulations or Standing Orders, the Clerk would, having secured a majority opinion from all Councillors by email, be given delegated authority to instruct appointed agents between formal meetings of the Council where Councillors opinion is to reject an offer. Such instruction must be confirmed at the next following full meeting of the Parish Council. No such delegated authority applies to the acceptance of offers which should be considered formally at a full meeting of the Council.

In respect of Plot 1, Council noted that CT's guide price was £170,000. It was **Resolved:**

- i) That the Clerk should instruct CT to **reject** the offer of £135K.
- ii) CT to be requested to continue negotiations based on the guide price to a point where he can confidently recommend a best and final offer for consideration.
- iii) That the current guide prices for all three plots be retained.

Cllr Mason also reported interest in Plot 3 and was awaiting more detail of a possible offer.

- c) Grant Support:** Cllr Mason reported on a meeting on 14 August at which he, Cllr Burrow and the Clerk had met with Christopher Hutton, now heading-up the Community Led Housing Fund process for SLDC. The fund structure and opportunities for support for the Project were confirmed and assistance offered to complete the necessary applications. Cllr Mason is coordinating information-gathering on the next tranche of costs to include in a bid for capacity planning.

- d) **Story Homes:** It was **Resolved** in principle to consider and submit applications for sponsorship grants wherever possible. Cllr Burrow reported that following a conversation with SLDC the previous day she had emailed all those who had expressed an interest in the affordable homes with an update on the process and current position. It was confirmed that whilst the development continues to be marketed as Greengate Meadows, the final address will be Meadow Wood.
- e) **Allotments:** Receipt of all tenancy agreements and rents was noted. It was **Resolved** to support an application to the Levens Charity for a sum in the region of £1840 being the difference between actual set-up costs and grants received.
- f) **Project Working Group:** Cllr Mason reported that the Working Group had not met formally since the last meeting. It was agreed however that appropriate contact be made with all interested parties with respect to interest in land at Fiddlers Cotes.

37/17: Planning Applications

a) New Planning Applications

SL/2017/0745: Whinthwaite House, Brigsteer Road - No objection in principle but SLDC is requested to question the nature of proposed accommodation on the first floor of the garage.

b) The following Applications determined since last meeting were noted:

Application No.	Address	Proposal	Decision
SL/2017/0430	Low Levens Farm	Roof over farmyard	Approved conditionally
SL/2017/0399	Greengate Crescent	Advertisement Hoarding	Approved conditionally
SL/2017/0503	The Crossings Brigsteer Rd	Extensions and dormers	Approved conditionally
TR/2017/0076	Ringingstones, Bell Hill, Levens	Remove branches to reduce satellite interference	Approved conditionally 27/07/17
SL/2017/0524	Greenways Levens Lane	Front dormer and raised terrace	Approved conditionally 01/08/17

c) The following applications still to be determined were noted:

TR/2017/0104 – fell one Whitebeam and remove one holly stump at Beathwaite Gardens

38/17: Open Actions Not Covered Elsewhere on the Agenda:

- a) **WI Site, Brigsteer Road:** Cllr Holmes reported that he had visited the site and made recommendations for suggested work to tidy and enhance the site. This would include a proposal for the planting of a commemoration tree as requested by the WI. A field maple was favoured for this. He agreed to submit a written specification and the Clerk undertook to advise the WI of the various proposals. As the property is Charity land, it was **Resolved** to support an application to Levens Charity for the costs of the work. The Clerk was asked to confirm the procurement protocols for the commissioning of contractors.
- b) **B4RN:** Councillors noted ongoing work to establish all the necessary wayleaves.
- c) **Levens Village Traffic Management:** In the absence of Cllr Hargraves, it was noted that the collation of suggestions from the village was ongoing. The Chairman reported that he had received a request to consider a No Through Road or Cul de Sac sign at the start of The Green and Cllr Bland confirmed he was looking into this. It was **Resolved** to write to Highways in support of this proposal. The condition of roadside trees at the bottom of Levens Lane and on the Causeway (by the entrance to the Environment Agency Depot) was raised and it was agreed to engage Highways on both of these. Cllr Rogerson agreed to take on oversight of the periodic availability of an electronic speed indicator on behalf of the Council.

- d) **Maintenance of Roadside Verges and Woodland Management:** In respect of verges, the Clerk confirmed that he had been in conversation with two Parish Councils that have negotiated payments with Cumbria County Council for the delivery of verge cutting services and will further explore this option. The Clerk has also established contact with Andy Bennett, Woodland Officer with the Forestry Commission who has agreed to meet on site to consider woodland management proposals and possible financial support. The meeting is likely to take place in October. It was agreed to write to residents on Underhill to advise what plans are being considered and in particular that the Council is actively planning woodland management and does not wish to sell plots of woodland. It was also agreed to request that Marcus Knipe should cut back vegetation on two paths between Underhill and Lowgate.
- e) **Newsletter:** Councillors expressed satisfaction with the formatting and presentation of the last Newsletter. Contents for the November edition will include: Chairman's Update; Circulation of the Emergency Plan for which 600 inserts will be required; Community Project; B4RN; Website Update; Traffic Management update; Woodland Management and Verges; Affordable Housing on Meadow Wood; the Allotments and possibly National Trust proposals for access to Sizergh Castle. It was **Resolved** to amend the title of the Newsletter to link it more directly with the Parish Council.
- f) **Dog Control Orders:** Councillors noted the current consultation due to close on 1 October. It requested the Clerk to complete the on-line response, making specific reference to support for responsible dog management and for greater awareness of the need to pick up faeces in open country to prevent incidents of *Neospora caninum*.

39/17: Correspondence

Members noted the correspondence received as detailed on the schedule circulated by the Clerk and discussed the following:

- BT phone box – Clerk to clarify whether the phone is to be retained as previously indicated by BT via SLDC;
- CALC South Lakeland District Association AGM 21/09/17: Cllrs Atfield and Rogerson to attend;
- War Memorial workshop – information to be forwarded to the Parish Church;
- Consultation on the services delivered by Cumbria Police: Cllrs Atfield and Bagot to complete hard-copy and submit;
- National Trust proposals for access to Sizergh Castle – Clerk to seek greater clarity on proposals.

40/17 Future agenda items:

- Annual Charity report
- Finalise the November Newsletter

41/17 Date of next meeting:

The next Ordinary Meeting of the Parish Council will be held on Tuesday 10 October 2017

The Meeting closed at 10.25 p.m.

Signed (Chairman) Date

ANNEX 1

Written Report to Levens Parish Council from PCSO Park on 11 September 2017

Good Afternoon Martin.

I will have to apologise for not being able to attend the meeting tonight as I am a day shift. There have been four calls for service in Levens.

2 X ROAD RELATED OFFENCES

1 X CONCERN FOR WELFARE

1 X MISSING PERSON

One crime has been recorded. An arrest of a male going equipped and drugs offences.

The fish sellers were back and a vigilant resident of the village called us and then ‘chased’ the offenders away.

I did do a letter drop regarding this but possibly some time ago now. Would it be a good idea for me to sort a poster out and could it be displayed where most residents would see it? I can ask in the shop?

Let me know if there are any other concerns raised tonight.

Hopefully I will see you next time

Kind regards

Jayne

**PCSO 5233 Jayne Park
South Lakeland West
Windermere Police office
Tel non emergency: 101**