

**MINUTES OF LOWER HOLKER PARISH COUNCIL MEETING HELD AT FLOOKBURGH VILLAGE
HALL ON WEDNESDAY 5TH OCTOBER 2016**

PRESENT

Parish Councillors R Airey, B Dawson, G Gardner (& District Councillor), M Keith, S Rawsthorn, J Ryland, T Wilson, County Councillor S Sanderson, Parish Clerk L Prescott and 15 members of the public.

16/126 Apologies for Absence

Apologies were received and accepted from PCSO H Firth.

16/127 Requests for Dispensations

None.

16/128 Declarations of Interest

None.

16/129 Minutes of the Last Meeting

Resolved The acceptance of the minutes of the Meeting of the Parish Council held on 7th September was agreed unanimously and signed by the Vice Chairman.

16/130 Public Participation (at the Chairman's discretion)

The Parish Clerk read out an email received from a local resident (Ms Barton) objecting to Planning Application SL/2016/0850. In addition several members of the public who attended the meeting voiced objections to the same Planning Application. These objections are summarised as follows:

- The site has been repeatedly flooded in recent years and is bisected by the tail race from the old mill which provided an outflow for water.
- There are problems with untreated sewage escaping from manholes in this area.
- Parking is limited in the area, residents' cars would need to be moved when flooding is expected and there is no provision on the plans for visitor parking.
- The access roads are narrow and cause difficulties with larger vehicles.
- The application does not meet the 6 tests in SLDC Core Strategy CS6.4 – Rural exception policy.
- The local occupancy clause is inadequate as it does not restrict occupancy to the immediate residents from the locality but can just relate to people working in the area. Most of the houses in Low Row, Cark are second or holiday homes.
- The occupiers of this affordable housing would have higher than usual costs due to high insurance premiums due to the flooding and additional costs of pumping out the storage tank.
- The wildlife that occupy the site would be affected (bats, woodpeckers etc).

16/131 Police

PCSO Firth was absent but provided a written Police report for the last month. In Flookburgh there were 13 calls for service. Crimes - 1 assault (Lakeland Leisure) & 1 theft (Lakeland Leisure). In Cark there were 5 calls for service. Crimes 1 domestic. He has spoken to the owner of the motor home which is parked outside the Cemetery. He has also spoken to the owner of a car abandoned by Flookburgh Village Hall and this has now been removed.

16/132 District and County Councillors

a) County Councillor Sue Sanderson reported:

- i) Together with Parish Council representatives and Victoria Upton, she met with Christian Tyldesley at the Lakeland Holiday Park and agreed four horse warning signs and two improved signs for the holiday park. Mr Tyldesley also agreed to pursue issues relating to caravan deliveries being made outside the agreed times. Victoria Upton also agreed to add Moor lane to the speed monitoring list.

- ii) The market place has been completed and the Council has been complimented by residents.
 - iii) She has reported several Highways issues relating to Cark to Cumbria Highways.
 - iv) She has attended both the Executive committee and the Rural Conference organised and hosted by the Rural Services network in Cheltenham. Both were very interesting and useful with a lot of work being undertaken to lobby government for fairer funding for rural councils.
 - v) She attended the Strategic Planning Group where there were presentations from Kendal Futures and Ulverston BID: they were both very interesting and again demonstrated local people delivering their own agenda.
 - vi) She attended the Public Health Alliance which acts as a conduit between the Health and Wellbeing Forums (local) and the health and Wellbeing Board (Countywide). The Health trusts in Cumbria divide south and north: they are on different programmes and in South Cumbria it is linked to Lancashire so managing links effectively is very challenging and we have to keep the profile of South Cumbria high. Work on prevention undertaken by the District Councils is being recognised now.
 - vii) She continues to support the flood recovery group and work continues on supporting applications for flood grants which remain available until March 2017.
- b) District Councillor Gill Gardner reported:
The improvements on Flookburgh Square have been noted and complimented.

16/133 **Planning Applications**

The following Planning Applications were considered:

- a) SL/2016/0850. Land near Sunny Bank, Cark in Cartmel, Grange-over-Sands. Residential development for affordable housing. [6 dwellings]
Resolved to object to the application for the following reasons:
 - 1) The site is not within any of the 3 Housing Land allocations in South Lakeland's Local Plan 2013 for Lower Holker Parish.
 - 2) The site is outside South Lakeland District Council's Development Boundary for Cark-in-Cartmel.
 - 3) The site is facing a Listed Building (Cark House) and in front of another listed building (Cark Villa)
 - 4) The information in the planning application document indicated that despite a level 3/2 risk there had been no incidents was inaccurate. Building on this land would also remove an area which currently absorbs the flood water so the flooding risk would be increased for other local properties.
 - 5) The site is bisected by the Tail Race from the old Mill. If works block this then it could cause flooding in Low Row houses.
 - 6) There are ongoing problems with untreated sewage emerging from manholes near to the river. The plans suggest that the ground floor is designed to allow for floodwater to enter, however flood water which includes sewage would be totally unacceptable.
 - 7) The parking demands in this area are considerable and currently vehicles of local residents are parked alongside the site. In addition, there is no allocation in the plans for visitor parking.
 - 8) Access for larger vehicles to the site is difficult and the 2 potential access roads for construction vehicles (Dobbie Bank or alongside the Engine Inn) are narrow and not built for large vehicles. In addition there is not sufficient parking for construction/worker vehicles by the site.
 - 9) The development does not meet the conditions in South Lakeland District Council's Local Development Framework Core Strategy - CS6.4 – Rural exception Policy:
 - i) There is no clear evidence of local support for the scheme, having regard to the views of the Parish Councils within the Local Area Partnership.
 - ii) There is no clear and robust evidence of housing need.
 - iii) The housing will not be affordable in perpetuity and for people with a local connection.
 - iv) The scheme is not of a scale and style appropriate to its immediate surroundings.
 - v) There is no clear evidence of the viability of the scheme
 - vi) The scheme demonstrates design that is not sympathetic to the local area.

- b) SL/2016/0895 Land adjacent to Willow Tree Caravan Park, Willow Lane, Flookburgh Grange-over-Sands LA11 7LU. Use of land to form an extension to existing caravan site [23 additional caravans].
Resolved No objections to this application, provided the Aircraft Hanger to be demolished is not a listed building. Parish Clerk to check regarding listed building status.
- c) SL/2016/0028 Land to the Rear of 60 Main Street, Flookburgh. Erection of single dwelling. Updated documents.
Resolved To support this planning application on the same basis as specified at the July 2016 meeting.
- d) SL/2016/0880 Land to the Rear of 5 Church Walk, Flookburgh LA11 7J. Development of land to the rear of 5 Church Walk Flookburgh for up to 7 houses.
Application is currently invalid, so no response to be made at present.
- e) BE/2016/0017 37 Fairfield Flookburgh Grange Over Sands LA11 7NB
Single storey rear conservatory extending 3.4m (measured externally) beyond the rear wall of the original dwelling, with a maximum height of 3.9m (measured externally from natural ground level) and height to eaves of 2.7m (measured externally from natural ground level).
Resolved No objections.
- 16/134 **Planning Decision**
The following Planning Decision was noted:
a) SL/2016/0596 12 Somme Avenue, Ravenstown, LA11 7LJ. Two storey side extension.
Granted with conditions relating to materials matching existing external surfaces.
- 16/135 **Financial Reports**
Resolved The Financial report, including budget comparison and bank reconciliation as at 24 September 2016, was accepted unanimously and signed by the Vice Chairman.
- 16/136 **Payment of Accounts**
Resolved The authorisation of the following payments was agreed unanimously:
- | | |
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| Clerk's Salary (September 2016) | £276.48 |
| PAYE for Clerk's Salary (September 2016) | £69.10 |
| South Lakes Services – Toilets Cleaning (September 2016) SO | £247.26 |
| J Chaplow & Sons (Flookburgh Square tarmacking/bollards/markings) | £15221.48 |
- 16/137 **SLDC – Environmental Partnership Fund**
The Parish Clerk reported that she has still not received a response from Cumbria Highways regarding the proposed roadside seating. She has however been notified that all available funds have been allocated so the application will not be proceeding.
- 16/138 **Cumbria Association of Local Council's Constitution (CALC)**
CALC are proposing to amend their constitution to add the following clauses (in italic):
Item 5 Subscriptions
c) The Association shall collect and pass on the member councils' annual subscription to the National Association of Local Councils.
Item 6 General Meeting
under section (h) The business of the Annual General Meeting shall include:
iii) to note the members elected to the Executive Committee by the District Associations.
iv) to elect up to five additional members onto the Executive Committee.
Resolved To approve the amendments to the Constitution.
- 16/139 **Highways**
a) The following Highways matters were considered.
i) Speeding and unsafe driving affecting horses on Moor Lane
A meeting with Lakeland Leisure, Cumbria Highways and the Parish Council took place and it was agreed that horse warning signs will be installed by Cumbria Highways at both ends of Moor Lane, 2 at each end. Amended Brown information signs will also be installed in Flookburgh Square, replacing the Tent signs with a sign

which includes the wording 'Lakeland Holiday Park' and a suitable symbol eg caravan, to facilitate easier access for visitors to the site. Mr Tyldesley of Lakeland Leisure agreed to meet the cost of both the horse and direction signs.

- ii) Road maintenance/Cleaning
Blocked gulleys between Holker & Old Park. The report has been assigned for a local maintenance team or technical officer to programme and action.
 - iii) Safety of road layout near Cark Station Railway bridge on B5278.
The Parish Clerk is working on arranging a site meeting with Cumbria Highways.
 - iv) Safety of B5278 road bridge over River Eea near the Engine Inn.
The Parish Clerk is working on arranging a site meeting with Cumbria Highways.
 - v) Caravan deliveries to/from Lakeland Leisure outside specified hours
Mr Tyldesley has been notified that caravans are being transported to/from the site outwith the specified times ie 10 am to 4 pm. He advised he would contact their transporting company and remind them of the restrictions. A caravan was transported through Flookburgh at 10 pm on the evening after the meeting on 4th October.
Resolved To advise Mr Tyldesley regarding the late transportation and remind him about the restrictions.
 - vi) Allithwaite Road Railway Bridge
The Parish Clerk is working on arranging a site meeting with Cumbria Highways.
 - vii) Bridleway alongside school ground – vehicles using/trying to use.
The Parish Clerk is working on arranging a site meeting with Cumbria Highways.
 - viii) Grass cutting
Overgrowth of grass/foliage on Caton Lane, Cark in Cartmel. The report has been assigned for a local maintenance team or technical officer to programme and action
 - ix) Parking on Double Yellow Lines/Keep Clear markings
The Parish Clerk has contacted Mr Keith who has given permission for the foliage to be cut back opposite Low Row.
 - x) Motor home parked in layby at Flookburgh Cemetery.
PCSO Firth visited owner and they have contacted the Parish Council stating they move it when requested by Church and are looking for storage space locally so they can work on vehicle. The Parish Clerk suggested 5 locations in South Lakeland which store caravans/motor homes, plus Northern Rail (Cark Station), Airfield Farm and the car park behind Grange Clinic. Lower Holker Village Hall have been contacted by the owners and the Committee will consider this at a meeting on 13th October.
- b) The drainage map of the Parish provided by Cumbria Highways was considered, 3 items were marked as problematic:
- Drain on road between Flookburgh and Sandgate (tarmarked over)
 - Drain opposite Cark Station entrance/near Garden Centre (problems with flooding)
 - Drain on Allithwaite Road near base of road leading to Railway bridge (problems with flooding).

Resolved Councillor Sanderson to return map to Cumbria Highways and Parish Clerk to notify the issues indicated.

16/140

Flookburgh Square

The Clerk reported that lining/red surfacing works have been completed by Chaplows. Councillor Keith reported that the improvements have been complimented by local residents. The project has been jointly funded, most funds were from Parish Council Reserves, plus contributions from Cumbria County Council (£1,500), South Lakeland District Council (£1,000) and Cumbria Steam Gathering (£500). Cumbria Highways also provided the plan for the markings. A photograph of the donation of a cheque from Cumbria Steam Gathering is in this month's Grange Now.

Resolved To recognise the contribution made by all the organisations involved:

- a) Write to Nick Raymond of Cumbria Highways thanking them for their contribution to the project.
- b) Contact the Westmorland Gazette and arrange for a photograph of all involved parties and article to be published.

- 16/141 **Public Toilets & Cark Park**
No issues to report.
- 16/142 **Flookburgh & District Recreational Charity**
Councillor Gardner reported that a grant has been approved from Bernard Sunley for £2,500.
- 16/143 **Environment Agency**
The Environment Agency confirm that the planned works by United Utilities on the sewage works south of Cark House should be completed by the end of the year.
- 16/144 **Correspondence**
The following correspondence was noted:
- a) Cumbria County Council
Notification that Cumbria County Council will submit its Minerals & Waste Local Plan 2015-30 to the Secretary of State for Communities and Local Government.
Notification of Road Closures (A590)
 - b) South Lakeland District Council
South Lakeland Flood Factsheet
Standards Committee Agenda
 - c) Cumbria Association for Local Councils (CALC)
Proposed changes to CALC Constitution
Cumbria Local Enterprise Partnership Annual Report
CALC Executive Committee nominations – close 14th October.
Monthly Circular and Training Courses
Neighbourhood Planning and Emergency Plans
Environment Agency Catchment Director column for Kent and Leven
NALC Revised LTN 59 Re Planning Applications and Decisions
 - d) Neighbourhood Alerts
North West Electricity new emergency number – 105.
Cumbria Police & Crime Commissioner newsletter including summary of the 630 responses received to the recent survey and the top 5 priorities were: Ensuring the police tackle crime and anti-social behaviour/Providing a visible police presence/Tackling grooming and child sexual exploitation/Tackling domestic abuse/Improving services for people with mental health conditions.
 - e) Age UK
Annual General Meeting Invitation – 16 September in Kendal.
- 16/145 **Forthcoming Events**
The following forthcoming event was noted:
10 am, 27th October – Bus Service meeting at Victoria Hall, Grange. Councillors Airey & Dawson to attend.
- 16/146 **Date of Next meeting**
The next meeting was noted:
The next Meeting of the Parish Council will be held at 7 pm on Wednesday 2nd November 2016 at Lower Holker Village Hall.

Clerk to the Council: - Lyn Prescott, 13 Church Walk, Flookburgh, Grange-over-Sands, Cumbria LA11 7JX