

**MINUTES OF LOWER HOLKER PARISH COUNCIL MEETING AT LOWER HOLKER VILLAGE
HALL AT 7PM ON WEDNESDAY 6th OCTOBER 2021**

PRESENT

Parish Councillors R Airey, B Dawson, G Gardner (& District Councillor), M Keith, S Rawsthorn, J Ryland, T Wilson, Parish Clerk L Prescott, County Councillor S Sanderson & 7 members of the public.

21/102 **Apologies for Absence**

None.

21/103 **Requests for Dispensations**

None.

21/104 **Declarations of Interest**

Councillor Ryland declared an interest in item 21/109/a.

21/105 **Minutes of the Last Meeting**

Resolved The acceptance of the minutes of the meeting held on 1st September 2021 was proposed by Councillor Airey, seconded by Councillor Ryland, agreed unanimously and signed by the Chairman.

21/106 **Public Participation (at the Chairman's discretion)**

A resident advised in relation to item 21/109/b that there are currently no properties to rent within the parish and only 3 in the rest of the Cartmel Peninsula, so supports the retention of the local occupancy condition.

Several residents raised objections to the planning application at item 21/109/a as follows: There is no historic access to the site from Ella's Orchard. The space for access is limited and over land owned by another party. Building two properties would be an overdevelopment of the small site and provide insufficient parking spaces. The site is elevated above the rest of Ella's Orchard and would result in a reduction in privacy and increase in water run off. Access to small buildings in the garden is included in the deeds of 2 adjoining properties. There are no pavements in Ella's Orchard and insufficient information was provided for Highways to provide a response.

21/107 **Police**

The Clerk reported the Grange and Cartmel area figures for August 2021: Violence and sexual offences 22, Anti-social behaviour 8, Burglary 5, Public order 4. Quad bike thefts in Lowick Green.

21/108 **District and County Councillors**

a) District Councillor Gardner reported:

The district council is working on the changes to the 2 Unitary councils. She suggests that the Parish could prepare a community and neighbourhood plan to ensure representation with the new Councils.

b) County Councillor Sanderson reported:

i) She continues to have weekly meetings with heads of schools and colleges. Covid is spreading rapidly in schools and there have now been cases at Sandside School. Head Teachers are struggling to run the schools with so many teachers absent. Cumbria has issued guidance to head teachers to reinstate the previous procedure of siblings of children with a positive Covid test staying at home.

ii) She is working with Highways England on the A590. The road was extremely busy in the summer due to traffic volume and accidents. The new arrangement of turning left onto the A590 at the Swan Inn junction is improving.

iii) The County and District Councils are both working on the changes to 2 Unitary Councils to replace the current County and 6 District Councils. This is a particular challenge for services currently provided across the county eg education and social

care. Elections of Unitary Councilors will take place in 2022 and they will shadow the District and County Councillors until the new Councils take over on 1 April 2023. Council staff will have no job protection during this process.

21/109 Planning Applications

The following Planning Applications were considered:

- a) SL/2021/0855. Rear of 27 Market Street Flookburgh LA11 7JU. Application for Outline Planning Permission (all matters reserved) for the erection 2 semi-detached dwellinghouses.

Resolved To object for the following reasons:

i) Access

The proposed access onto Ella's Orchard has never been an access for this land. Access would be required over a small strip of land owned by an unrelated party. A wall would need to be demolished for access to be provided.

There is very limited space for access onto the plot for construction vehicles.

It would be unsafe for the proposed vehicles for the 2 houses (based on current highways guidance it would estimate a total of 4 vehicles) to access and emerge through the small access area as it would require them to either reverse in or reverse out of the plot.

ii) Parking

There is no indication of adequate parking for the estimated 4 cars within the outline plans and there is no room for on street parking on Ella's Orchard.

iii) Services Connection

Ella's Orchard was completed as a development several years ago and connecting services to the site (electricity, water, sewage, gas etc) would result in a major disruption to the current residents.

iv) Site elevation

The site is at a higher elevation than the properties in Ella's Orchard. This elevation would result in:

- Rainwater from the site flowing down into Ella's Orchard.
- Properties in Ella's Orchard being overlooked from windows in the new properties resulting in a loss of privacy for current residents.

v) Overdevelopment

The proposed two houses would be an overdevelopment of this small plot.

vi) Existing Garden of Number 27

Numbers 27, 29 and 31 Market Street were originally owned by the same family and when they were sold separately the deeds stated they wanted the garden to be enjoyed by all of the residents of the 3 properties. Number 29 and Number 31 have a right of access to buildings they own within the garden of number 27.

The garden has been in existence for hundreds of years and may host rare species which would only be identified by undertaking a full ecological assessment.

Councillor Ryland did not participate in the consideration or decision relating to this application.

- b) SL/2021/0887. Poachers Rest, 67 Jutland Avenue Ravenstow LA11 7LQ. Discharge of Section 106 (local occupancy) attached to planning permission SL/2004/0741.

Resolved To object to the application as there are few affordable properties available in the local area to rent or buy by local residents.

- c) SL/2021/0878 Chalet 4, Willow Lane Flookburgh LA11 7LU. Removal of condition 3 (year round use as holiday accommodation) attached to planning permission SL/2012/0818 (Removal of condition 3 (restricted occupancy) to allow all year round use as holiday accommodation) to allow property to be used as permanent residence.

Resolved To object to the application as properties in this development were developed for holiday use only on a site that suffers from a flood risk.

- d) SL/2021/0903. 12 Marne Avenue, Ravenstow. Demolition of existing rear extension & erection of new lower ground floor and upper ground extension with external glazed balcony and associated internal layout alterations.

- Resolved** To support the application as it would improve the property and not have a negative impact on the neighbouring properties.
- e) SL/2021/0897. The Stopping Point, 9 Station Road, Flookburgh LA11 7JY. Creation of off road parking area.
Resolved To support the application as it will improve the facilities for the property and remove vehicles from on-road parking, reducing the risks to pedestrians and drivers.
- f) SL/2021/0904. 11 Station Road, Flookburgh LA11 7JY. Creation of off road parking area.
Resolved To support the application as it will improve the facilities for the property and remove vehicles from on-road parking, reducing the risks to pedestrians and drivers.

21/110 **Planning Decisions**

The following Planning Decision was noted:

- a) S SL/2021/0553. Fairview 108 Main Street Flookburgh LA11 7LB. Change of use of annex to holiday let. Granted with conditions relating to plans, use as holiday let only & register of occupants maintained.

21/111 **2020/21 Audit**

- a) Noted that the Audit for the year ending 31 March 2021 has concluded and been approved by the External Auditor (PKF).
- b) Noted that the Notice of Conclusion of Audit has been displayed on the Council's noticeboard and website for the required 14 days from 3rd September 2021.

21/112 **Financial Reports**

Resolved The Financial report, including budget comparison and bank reconciliation as at 24 September 2021, was accepted unanimously and signed by the Chairman.

21/113 **Payment of Accounts**

Resolved The authorisation of the following payments was agreed unanimously:

Clerk's Salary (September 2021)	£399.70
Eon Next – Electricity (Toilets) (1/8/2021-31/8/2021) DD	£36.07
SSE – Electricity (Street Lighting) (3/8/2021-1/9/2021) DD	£48.15
Waterplus (Water & Waste Water – Toilets) (28/5/21-16/9/21) DD	£148.67
Orian/SLS (Toilet Cleaning) (August 2021)	£471.92
PKF Littlejohn LLP (External Auditor Fee 2020/21)	£240.00
Cumbria County Council (Roadside Defibrillator signs)	£153.00
South Lakeland District Council (Litter Bin Emptying 1/7/21-30/9/21)	£183.84
Sanitiser Pumps	£19.99

21/114 **Grant Application**

A grant application from the Great North Air Ambulance was considered.

Resolved to award a grant of £200 towards this project.

21/115 **River Eea**

United Utilities and the Environment Agency have been invited to attend the November meeting in relation to the ongoing sewage discharges from the Cark Pumping Station into the River Eea.

21/116 **Highways**

- a) To receive details of highways matters to be reported
None.

- b) To receive details of highways matters reported
Councillor Sanderson reported that she has followed up the outstanding matters with Cumbria Highways including footpath to playground, toilets sign, white lining an access and the proposed zebra crossing.

21/117 **Street Light**

The Clerk reported that the locations on the pavement proposed by Cumbria Highways were not suitable due to the need for residents to park vehicles. There is a light attached to the Hope & Anchor wall on the street. Councillor Sanderson will speak to the Lighting department.

21/118 **Code of Conduct**

The New Councillor Code of Conduct as recommended by CALC and NALC was considered.

Resolved To adopt the New Councillor Code of Conduct.

21/119 **Cumbria Association of Local Councils**

The Clerk reported that SLDC presentation to CALC outlined the changes that will take place in relation to the 2 new Unitary Councils. Parish Councils can choose to undertake extra responsibilities but will not be required to. Any existing arrangements with District or County Councils will continue with the new authority.

21/120 **Flookburgh Community Playground**

The Clerk reported that the hand sanitiser has been vandalised and replaced again and now the sanitiser box has been vandalised again so will be removed.

21/121 **Cark Toilets & Cark Park/Playground**

Wilf Hadwin is keeping an eye on the toilets and the Clerk is checking the Defibrillator.

21/122 **Flookburgh Square**

The Clerk reported that a parent of the individual identified vandalising 2 of the bollards has come forward and agreed to pay for the reinstatement of the 2 bollards he damaged. The original cost was £1600 for all 8 bollards but the price has increased to £2,180 as replacements as it is not possible to repair.

Resolved To contact Mr P Dalton and request an alternate quote to undertake a repair.

21/123 **Correspondence**

The following correspondence was noted:

a) Cumbria County Council

Covid updates. Events. HIAMS survey. Cumbria Transport Infrastructure Plan. Community Vaccine Champions training.

b) South Lakeland District Council

Planning Applications. Covid updates. Community Flood Training. Nominate your 'grot spot'.

c) Cumbria Association of Local Councils

Newsletter. Training. Notice of CALC AGM (16th November online). Update on Local Government Reorganisation. Local doctors ask for support during busiest period. South Cumbria Rivers Trust Water Quality Map launch. Cumbria Wildlife Trust Pollinator & Gardening Guide. Zero Carbon Cumbria Update. Covid updates.

21/124 **Date of Next meeting**

The date of the next meeting was noted:

The next Parish Council meeting will be held at 7 pm on Wednesday 3rd November in Flookburgh Village Hall.

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