

**MINUTES OF LOWER HOLKER PARISH COUNCIL MEETING HELD AT FLOOKBURGH VILLAGE HALL
ON WEDNESDAY 6th SEPTEMBER 2017**

PRESENT

Parish Councillors R Airey (Vice Chairman), B Dawson, G Gardner (& District Councillor), M Keith, S Rawsthorn, T Wilson (Chairman), County Councillor S Sanderson, Parish Clerk L Prescott, L Jones (H&C21), P Brown (Bowsalls), K O'Reilly (JDA Architects) & 14 members of the public.

17/091 Apologies for Absence

Apologies for absence were received and accepted from Parish Councillor J Ryland and PCSO H Firth.

17/092 Requests for Dispensations

None.

17/093 Declarations of Interest

None.

17/094 Minutes of the Last Meeting

Resolved The acceptance of the Minutes of the Council meeting held on Wednesday 5th July 2017 was proposed by Councillor Airey, seconded by Councillor Dawson, agreed unanimously and signed by the Chairman.

17/095 Developers of the proposed Extra Care Facility at Manorside

Mr Jones (H&C21), Mr Brown (Bowsalls) and Ms O'Reilly (JDA Architects)
Mr Jones, Mr Brown and Ms O'Reilly outlined details of the proposed development for an extra care facility, the subject of Planning Application SL2017/0715. The development is for over 55s who require some level of additional care but want to remain living in their own self-contained accommodation with one or more bedrooms, a kitchen, shower room and living room. A Housing Manager would be onsite Monday to Friday 9 am to 5 pm and external care providers would provide care as required, with a minimum of 2 care staff at night time. The care element would be arranged through Cumbria Care and depending on their financial situation the cost of the care would be paid either by the individual or by the County Council. The apartments are available to rent or to buy (25%, 50% or 75% ownership). The site has been allocated for development by South Lakeland District Council in their Local Plan. The development is for 61 apartments as 60 units is the minimum required to make this a financially viable development. The density of development is higher than usual for the size of the site. The access would be from Manorside with the parking, entrance and communal facilities at the front. A garden area has been placed between the development and Bridge House to provide space between the buildings. The development has been amended following the Public Consultation and the 3rd floor put in the roof space to reduce the visual impact and height. Parking spaces have been allocated on the basis that 25% to 30% of occupants have a car, so 23 spaces have been allocated.

17/096 Public Participation (at the Chairman's discretion)

The Chairman gave leave for residents and Councillors to ask questions of the developers and made observations, which included the following:

Councillor Airey advised she had undertaken a survey of 100 local residents aged over 55 years, most had one or more cars and only 1 would be interested in living in this type of development.

A number of residents reported existing problems with parking on Manorside with vehicles being parked both sides of the road and the dangerous nature of the junction of Manorside onto Market Street.

Councillor Wilson advised that the Parish Council had put to South Lakeland District Council as a condition of development of either allocated site on either side of the Railway Bridge that a pedestrian bridge be installed due to the dangerous nature of the bridge for pedestrians. The developers were not aware of this condition. He also advised that the three storey building was not in keeping with the rest of the village.

Councillor Rawsthorn and residents reported existing problems with sewage and standing water on Manorside and at Marsh Gardens.

Councillor Dawson advised that the doctor's surgery is already stretched.

Several residents asked whether local research had been undertaken to establish the capacity at the doctor's surgery and the need for this type of development specifically in Flookburgh and the developers confirmed that this has not been done locally but only on a District or County level but a doctor who attended the consultation expressed concerns regarding the surgery capacity. Several residents reported that there is a need for homes for younger residents not older residents. Councillor Wilson asked whether alternative sites had been considered eg the coal yard in Cark. The developers advised that they had considered the nurseries site on Allithwaite Road.

17/097 **Police**

PCSO H Firth was absent but has reported that over the last 30 days in Cark and Flookburgh there were 22 calls to the Police for service: 2 RTCs, 3 Suspicious incidents, 2 Concerns for welfare, 1 Criminal damage to Motor vehicle, 1 Domestic, 1 Theft, 2 ASB, 1 Fraud, 1 Missing person & 1 Road Related Offence.

17/098 **District and County Councillors**

- a) District Councillor Gill Gardner reported
 - i) She is working on the usual issues, particularly dog fouling.
 - ii) She attended the Love our Village group meeting. This group will attend the October Parish Council meeting to outline details of their group.
- b) County Councillor Sue Sanderson reported:
 - i) She attended the community health meeting at Grange Library with the Parish Clerk. It was well supported and there were some positive outcomes which will be followed up at the next meeting on 21st September in the Library.
 - ii) She has written to Victoria Upton about the many outstanding Highways issues and will be meeting her with Carol Last in the near future. Limited progress is being made on Highways matters so she will pursue them vigorously. She has used the new Online Highways Information Monitoring System to report highways issues personally, which any member of the public can use, and it worked well although the fault was not completely dealt with.
 - iii) She has been involved with reporting the County's schools examination and assessment results and it has been pleasing to note that despite the many changes to curriculum and assessment the vast majority of results show an improvement. As a County we had a bigger gap between disadvantaged pupils and the rest than 75% of the rest of the country. Work has been undertaken supporting these pupils and they have made more improvement this year than last and this work will continue.
 - iv) She mentioned to Lower Allithwaite that Lower Holker were still interested in obtaining a speed gun jointly.
 - v) She also followed up some of the issues raised about the events at the Cartmel Racecourse with licensing prior to the follow up meeting regarding the Tom Jones concert.

17/099 **Planning Applications**

- a) SL/2017/0618. 87A Allithwaite Road, Flookburgh LA11 7JR. Two storey extension and additional accommodation created from undercroft.
Resolved to support this application as it does not adversely affect any neighbouring properties.
- b) SL/2017/0715 Land off Manorside, Flookburgh LA11 7JS. Erection of extra care residential development consisting of 61 apartments & communal facilities together with access, car parking & communal landscaped garden.
Resolved to defer a decision to the Extraordinary Meeting to be held on Wednesday 13th September 2017.
- c) SL/2017/0750. 2 Willow Lane, Flookburgh LA11 7LU. Application for a Lawful Development Certificate (existing) to establish the continuous occupation of the property without complying with the seasonal occupancy condition.
Resolved to object to continuous occupation as these properties were not intended to be occupied permanently and the flood risk makes it unsuitable for full time residency.

17/100 Planning Decisions

The following Planning Decisions were noted:

- a) SL/2017/0472. 27 Unit Airfield Approach Business Park Moor Lane Flookburgh LA11 7NG. Extension to industrial unit. Granted with conditions relating to materials and flood risk mitigation.
- b) SL/2017/0523. Land to the south of Caton Lane, Cark in Cartmel LA11 7LD Formation of holiday lodge park. Planning Application Withdrawn.
- c) SL/2017/0560. Crown Inn Market Street Flookburgh LA11 7JS. Conversion of public house to four dwellings with first floor side extension and single story rear extension. Planning Application Withdrawn.
- d) SL/2017/0587. Holker Hall, Holker LA11 7PL. Installation of rooflight to the summerhouse in area known as the Sunken Garden. Granted.
- e) SL/2017/0600. 1 Marne Avenue Ravenstow LA11 7LH. Detached domestic garage. Granted.

17/101 2016/17 Audit

- a) Noted that the Audit for the year ending 31 March 2017 has concluded and been approved by the External Auditor (BDO).
- b) Noted that the Notice of Conclusion of Audit will be displayed on the Council's noticeboard and website for the required 14 days from 31st August 2017.

17/102 Financial Reports

Resolved The Financial report, including budget comparison and bank reconciliation as at 24 August 2017, was accepted unanimously.

17/103 Payment of Accounts

Resolved The authorisation of the following payments was agreed unanimously:

Clerk's Salary (July 2017)	£289.20
PAYE for Clerk's Salary (July 2017)	£72.30
Clerk's Salary (August 2017)	£289.20
PAYE for Clerk's Salary (August 2017)	£72.30
South Lakes Services – Toilets Cleaning (July 2017) SO	£259.20
South Lakes Services – Toilets Cleaning (August 2017) SO	£259.20
E.On Electricity (Street Lighting) (1/6/17-30/6/17) DD	£44.31
E.On Electricity (Street Lighting) (1/7/17-31/7/17) DD	£45.79
N Power – Electricity (Toilets) 1/6/17-1/7/17 DD	£27.07
N Power – Electricity (Toilets) 1/7/17-1/8/17 DD	£27.67
BDO 2017 Audit	£240.00
Kompan (Moor Lane Playground – Invoice 2 – start of work)	£36,020.51
Ian Crowe (Moor Lane Playground – completion of groundworks)	£5,040.00
Peter Lambeth (Moor Lane Playground – Car Park)	£11,879.48

17/104 Highways

To consider reports on the following highways matters:

- a) Road maintenance.
Councillor Keith reported that there are pot holes on the top of the bridge over the railway at Cark and speeding vehicles past the Cemetery. Some vehicles do not stop at Flookburgh Square when approaching from Ravenstow. Also, the river wall by the road near Cark House is deteriorating.
Resolved Councillor Sanderson to report matters to Highways including SLOW markings near Cemetery and proposed a STOP sign on the road leading from Ravenstow into Flookburgh Square.
- b) Highways matters in process with Cumbria County Council
Councillor Sanderson is pursuing these matters.
- c) Overhanging hedges
The Clerk has written to the owners of the houses adjoining the lane from The Croft to School Lane. One owner has replied that it is not their hedge. No hedge cutting has yet taken place. The Clerk reported she has received a complaint about the overhanging hedges on the approach to the railway bridge at Market Street.

Resolved To write to the householders advising their responsibility to cut back hedges to avoid blocking the right of way.

A resident reported the overgrown roadside hedge and tree by Fairfield/Flookburgh Cemetery.

Resolved Councillor Sanderson to report to Highways.

17/105 **River Eea – Sewage**

The Clerk reported that 3 Residents have reported sewage/discoloured water in River Eea in August around time of Cartmel Races. She reported this to the Environment Agency who contacted United Utilities and requested that United Utilities visit the site each day over the Bank Holiday weekend (Saturday to Monday). The Environment Agency also visited on Tuesday 29th. United Utilities reported that the pumping station was compliant with the requirements of the EA discharge permit during this period. United Utilities are permitted to spill excess effluent into the river when the pass forward has reached the design maximum flow ie at least 30 litres per second before spilling to the river. The Environment Agency are arranging a site meeting with United Utilities and have agreed that the Parish Council can send a representative to this meeting.

Resolved The Clerk to notify the Parish Councillors when the site meeting is confirmed and invite Mrs Klijn (who has reported several of the incidents) to attend.

17/106 **Community Emergency Plan**

The Clerk reported that she has been working on the Draft Community Emergency Plan which now includes a risk assessment, potential emergency control centres and contact details for various relevant organisations. She had intended for this meeting to examine the Plan in more detail but due to more urgent matters on the Agenda it will be considered in more detail at the October meeting.

17/107 **Replacement Seat on Moor Lane**

The Clerk reported that the order placed with Philip Dalton for a replacement seat has not yet been fulfilled.

17/108 **New Litter Bin**

The Clerk reported that she had written to Willow Tree Caravan Site to ask whether they would be prepared to install a litter bin by the seat on Moor Lane which is near their business. No reply has yet been received.

17/109 **Defibrillator**

The Clerk reported that she has met with Shelagh Swire of Grange First Responders and they need to receive advice from an electrician as to the most suitable location for installation at Cark Toilets and confirmed cost of the defibrillator and box prior to proceeding.

17/110 **Speed Gun**

The Clerk has been in contact with Lower Allithwaite Parish Council who advise they are keen to go ahead with the purchase of a speed gun jointly with Lower Holker Parish Council. They have received a quotation of £1,300 for a reconditioned speed gun. Some residents have already received training in using a speed gun and other residents are interested in taking part in the training. If a vehicle is found to be speeding they will receive a letter from the Police, if they are found to be speeding a second time they will receive a fine.

Resolved To proceed with the joint purchase of a speed gun at the stated price. The Clerk will investigate the situation regarding Insurance for volunteers undertaking this task.

17/111 **Public Toilets**

The Clerk reported that there are no current problems.

17/112 **Norman's Seat**

Councillor Wilson reported that he will look at Norman's seat in relation to the overgrown trees prior to the next meeting.

17/113 **Flookburgh & District Recreational Charity**

- a) The order for installation of Phase 2 equipment (Junior Play equipment) by Kompan on the Moor Lane site (SQ206920) at the quoted price of £36,577.40 was considered.

Resolved To place the order with Kompan for Phase 2 (quotation SQ206920) = £30,464.50+ VAT (£6,092.90) = £36,557.40

- b) The name of the new Park/Playground was considered. Suggestions put forward by the Charity include Moor Lane Park/Playground, Flookburgh Park/Playground. Mile Road Park/Playground. The Clerk reported that the signage for the park has a 6 to 8 week lead time.
Resolved To ask the Primary School children for suggestions, Councillor Gardner to do this during her planned visit to the School. Due to the lead time involved a temporary sign may need to be ordered to be in place for the opening of the park.
- c) Councillor Gardner reported that installation work will start on 24th September. There are stone picking sessions at 3.30 pm on 11th & 18th September.

17/114 **Grange & Cartmel Integrated Care Community Meeting**

The Clerk reported that this meeting was a follow up to the ICC meeting held in Grange in March 2017. It was attended by representatives of local organisations and discussed the concerns in relation to the community on the Cartmel Peninsula. The group decided to focus on alcohol related problems, mental health and isolation.

17/115 **Saturday Bus Service**

The Clerk has not received a report following the meeting on the Saturday circular bus service.

17/116 **Correspondence**

The following correspondence was noted:

- a) Cumbria County Council
Cumbria Design Guide Consultation (roads etc on new developments)
Grange Saturday Bus Service legal issues and meeting.
- b) South Lakeland District Council
Grange & Cartmel LAP meeting – 20th or 27th September or 25th October.
Copy of resident's correspondence to SLDC regarding an alleged planning breach re 33 Allithwaite Road, Flookburgh.
Free Cyber Proficiency Training in Barrow on the morning of 15th September.
New Community-Led Housing Officer Introduction
- c) Cumbria Association for Local Councils (CALC)
Monthly CALC circular & Training courses
Lake District National Park World Heritage Status
District CALC meeting – 21st September
Cumbria Constabulary Public Consultation
Legal Briefing on changes to General Data Protection Regulations. Training to be arranged.
Cumbria Minerals & Waste Local Plan - Inspector's Report
Big Lottery Fund – Awards For All – simplification of application process
Advance notification of CALC AGM on 18th November 2017.
- d) Tim Farron MP
Notification of Autumn Advice Surgeries.
- e) Local Residents
Letter and Facebook complaints from 2 residents regarding sewage in the River Eea.

17/117 **Forthcoming Events**

The following events were noted:

- 3.30 pm on 21st September. Sod cutting before start of installation work on Moor Lane site.
6.30 pm on 21st September. Integrated Care Community local meeting at Grange Library.
7 pm on 21st September. CALC District Meeting at Gilpin Bridge. Levens

17/118 **Date of Next meetings**

The following meetings were noted:

- Extraordinary meeting at 7pm on Wednesday 13th September 2017 in Flookburgh Village Hall
Ordinary meeting at 7 pm on Wednesday 4th October 2017 in Lower Holker Village Hall.

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