

**MINUTES OF LOWER HOLKER PARISH COUNCIL MEETING HELD REMOTELY ON  
WEDNESDAY 2<sup>nd</sup> SEPTEMBER 2020**

**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, David Haig (Amrock Property), Geoff Player (Taylor Brooks) and 1 member of the public.

The Vice Chair (Councillor Airey) took the Chair.

20/073 **Apologies for Absence**  
None.

20/074 **Requests for Dispensations**  
None.

20/075 **Declarations of Interest**  
None.

20/076 **Minutes of the Last Meeting**  
**Resolved** Approved unanimously. To be signed by the Vice Chairman in due course.

20/077 **Public Participation**  
Mrs J McConnell addressed the meeting, reporting that in March she set up Flookburgh Community Food Club in in the Village Hall, which has proved very popular. Since the Covid-19 lockdown there has been an increased interest in people growing their own food and they have been sharing seedlings. She would like to encourage this to continue and asks if the Parish Council would agree to her having a gazebo on Flookburgh Square (weather permitting at a date to be agreed), so she can encourage people to continue to grow their own food. The Councillors agreed in principle to this idea, with details to be confirmed.

20/078 **Police**  
No report has been received from the Police.

20/079 **District and County Councillors**

- a) District Councillor Gardner reported that it has been a quiet month for District Council matters.
- b) County Councillor Sanderson reported:
  - i) She has been very busy over the last few months being responsible for the Council's response to CIVID 19 in the education sector. TShe is chair of the education co-ordination group which they changed into a September planning group which met weekly and continues to do so. They have representation from schools, academies, LEP, colleges and senior officers of the County Council. They had 17 workstreams covering curriculum, transport, staffing, HR, Health and Safety etc. They supported schools doing a range of risk assessments prior to the children returning to school. Transport has been especially challenging but they have been given additional funding which was used to support additional public service buses this will only last to half term. Schools have started going back and they hope it will be relatively calm but there are bound to be some issues.
  - ii) She has clarified the pavement to the playground funding issue. Cumbria Highways have managed to include the widening of the pavement as part of the changes to the junction at the Leisure Park. She has also reported vegetation issues along the mosses road.
  - iii) Staveley PC and Haverthwaite PC are meeting Highways England and others late September virtually. She can confirm issues at the Newby Bridge garage due to accidents are being examined and they have had confirmation of funding for the compulsory left turn at the bridge at the Swan.

District Councillor Gardner left the meeting as she is a member of South Lakeland District Council's Planning Committee.

## 20/080 **Amrock Property Ltd**

Amrock Property provided a written outline and site plan in advance of the meeting of their proposed development for Land East of Manorside. This had been circulated to Councillors and published on the Parish Council website in advance of the meeting. The site was allocated for housing development in South Lakeland District Council's Local Plan of 2013. The proposal is to develop the site to provide 32 dwellings, of these 11 would be affordable (in line with SLDC's policy requirements for 35% affordable housing) and includes two areas of open space. The access to the site would be off Manorside and the area with the flood risk is allocated to car parking. The developers have had a pre-application planning meeting with SLDC and consulted with Cumbria Highways regarding access. They are in the process of finalising agreements with SLDC regarding a small land purchase to enhance access and with Holker Estates in relation to mines and mineral right. The developers aim to submit an outline planning application with the next three months.

David Haig (Amrock Property) & Geoff Player (Taylor Brooks) attended the meeting on behalf of the developers and advised that the current plans have been 18 months in development and offered to answer any questions or queries the Councillors may have.

Councillors confirmed that the development site was supported by the local residents in 2013 for development for housing. Councillors asked whether the developers were aware that this support was on the condition that developers of the two sites either side of the railway bridge (East of Manorside and North of Allithwaite Road) would contribute to the installation of a pedestrian bridge over the Railway. The developers were not aware of this provision. The Parish Council will contact South Lakeland District Council Planning Officers regarding this matter. Councillors asked whether a development of this size was needed in the village. Councillors also raised concerns regarding the proposed access to the site and whether the small private lane behind Bridge House which provides access to local fields would be used by contractors or residents or would require a gate to restrict access. The developers confirmed they would prepare a full highways plan and that SLDC may specify planning conditions on any approved development regarding access arrangements.

Note that due to technical issues the meeting was suspended for approximately 10 minutes during this agenda item before the meeting could continue.

## 20/081 **Planning Applications**

The following Planning Applications were considered:

- a) SL/2020/0486. The Green (Ex farm located at the junction of Green Lane and Rosthwaite Lane) Flookburgh LA11 7JT. Demolition of existing house & construction of new dwelling, conversion of neighbouring barn to a dwelling, and rebuilding of stable.  
Councillors advised that a late resident of the property is buried in the grounds.  
**Resolved** To support the application and notify SLDC about the burial to ensure that it is not disturbed by the development.
- b) SL/2020/0544. Raeburn Cark-In-Cartmel LA11 7NU. Demolition of single storey elements to the existing dwelling, construction of a two storey side extension and single storey rear extension and associated external works to the rear of the property.  
**Resolved** To support the application as it will provide improved accommodate for the occupiers and not have a negative impact on neighbouring properties.
- c) SL/2020/0590.31 Somme Avenue Ravenstown LA11 7LJ. Demolition of existing garage and lobby & construction of 2 storey extension to side and rear form garage and bedrooms  
**Resolved** To support the application as it will provide improved accommodate for the occupiers and not have a negative impact on neighbouring properties.

## 20/082 **Planning Decisions**

The following Planning Decisions were noted:

- a) SL/2018/060. 16 Main Street Flookburgh LA11 7LA. Conversion of outbuildings to form additional living accommodation. Withdrawn.
- b) SL/2019/0996. W F Wilkin And Sons Station Approach Cark In Cartmel LA11 7PT. Change of use of land to Caravan Park to provide holiday accommodation, refurbishment of entrance building and new prefabricated amenity block. Withdrawn.
- c) SL/2020/0171. Orchard House Station Road Flookburgh LA11 7JZ Removal of condition 4 (occupancy) attached to outline planning permission 5/84/0860 (Dwelling). Granted.

- d) SL/2020/0236.14 Eccleston Meadow Flookburgh LA11 7NE. Two storey side and rear extension. Granted with conditions relating to plans, parking, materials and biodiversity.
- e) SL/2020/0254. Furness Fish and Game Moor Lane Flookburgh LA11 7LS. Demolition of existing units and erection of replacement food processing unit (Use Class B2 - General industrial). Granted with conditions relating to plans, materials, parking and flood risk.
- f) SL/2020/0344. Ex Duckys Park Farm Moor Lane Flookburgh LA11 7LS. Variation of condition 5 (occupancy) attached to planning permission SL/2018/0841 (Extension to existing caravan site for the provision of 20 static caravan pitches and access drive to the associated hard-standings). Granted with conditions relating to plans, layout, occupation, landscaping, flood mitigation and construction hours.

20/083 **Financial Reports**

The Clerk reported on the Parish Council Finances, including budget comparison and bank reconciliation as at 24 August 2020.

**Resolved** Accepted unanimously. Financial Report and Bank Statement to be signed by the Vice Chairman in due course.

20/084 **Payment of Accounts**

**Resolved** The authorisation of the following payments was agreed unanimously:

Clerk's Salary (July 2020)	£313.60
Clerk's Salary (August 2020)	£313.60
PAYE for Clerk's Salary (July 2020)	£78.40
PAYE for Clerk's Salary (August 2020)	£78.40
Playground re-opening (Signs and Hand Sanitiser Box)	£67.66
Playground re-opening (Hand Sanitiser & Equipment Sanitiser)	£331.15
Continental Landscapes - Grass Cutting (June/July 2020)	£408.00
Toilet Paper (Cark Toilets)	£19.50
TW Electrical (replacing hand drier in disabled toilet)	£218.95
Npower (Electricity – Toilets) (2/6/2020 – 1/7/2020) DD	£29.34
Npower (Electricity – Toilets) (2/7/2020 – 1/8/2020) DD	£32.14
SSE (Electricity – Street Lighting) (2/6/2020 – 1/7/2020) DD	£48.15
SSE (Electricity – Street Lighting) (2/7/2020 – 1/8/2020) DD	£52.72
Defibrillator electrode replacements (Cockles/Flookburgh School)	£47.34

20/085 **Highways**

a) Highways matters to be reported:

Councillors Dawson reported that the hedge alongside the bridleway by the school has not yet been cut and the sign at the entrance to the bridleway has fallen down. The Clerk has previously reported the hedge and will send a reminder and report the sign.

Councillor Ryland asked whether the pavement works reported at the July meeting had been done on the B5278. The Clerk advised that they had been reported but works not done.

Councillor Rawsthorn reported that the drains on the B5278 are full of leaves and overflowing.

Councillor Rawsthorn also reported that several residents have asked whether a zebra crossing could be installed on Flookburgh Square due to the difficulty in crossing the road between the Chemist/Post Office and parking area. This has been raised in earlier hers.

**Resolved**

i) To send a reminder regarding the hedge and report the sign and drains.

ii) County Councillor Sanderson to speak to the Highways Engineer regarding a zebra crossing on Flookburgh Square.

b) Highways matters reported.

No progress on matters previously reported. Cumbria Highways staff were working on other urgent matters early in the lockdown resulting in a backlog on highways issues.

20/086 **Lakeland Leisure**

The Clerk reported that caravans still being transported outside prescribed hours (10 am to 4 pm). She is working with the site manager who is contacting hauliers. There was an incident where resident's campervan was damaged in early July, the site manager provided contact details for haulier (who first denied the damage until CCTV proved) and is now refusing to pay. The Clerk has advised Lakeland the amount claimed and the resident has contacted Tim Farron. Lakeland Leisure have invited the Parish Councillors to visit their New Marina Lounge.

20/087 **Flookburgh Community Playground**

The Clerk reported that the Playground reopened on 25th July. It is opening daily at 10 am with hand sanitiser in place and closing at 6 pm, then the equipment is being cleaned. Quantities of hand sanitiser and equipment sanitiser are being used at a higher rate than expected, so quantities to cover the next few months have been purchased. There are volunteers – 4 Trustees & 2 local residents – who are opening and closing the Playground daily.

20/088 **Website Accessibility**

The Clerk outlined the Parish Council Website Accessibility Plan (see Appendix) to comply with regulations ensuring that disabled people have access to the website.

**Resolved** To approve the Website Accessibility Plan.

20/089 **Cark Toilets & Cark Park/Playground**

The Clerk reported that the hand dryer in the disabled toilets stopped working and has been replaced, also that she is still sanitising the toilets twice daily but thinks that the cleaners have taken their staff off furlough so will be contacting the company.

20/090 **Correspondence**

The following correspondence was noted:

a) Cumbria County Council

Covid 19 News releases

Closure of Emergency Support Line at end of August.

Major roadworks and road closures affecting A590/A591/M6 junction & Ulverston.

6 Main county libraries re-opened in August, with book and PC access and new Select and Collect Service.

Cumbria County Council Highways Asset Management Strategy (2020-2025) approved.

b) South Lakeland District Council

Small Business Grant Fund – Parish Council eligibility. The Clerk reported that she received notification that Parish Councils are eligible for a £10,000 grant which does not need to be repaid. Closing date 28th August 2020, applied for and awaiting response.

Climate Change Action Plan (including Greening Campaign)

Customer & Locality Services Update

Climate Change Community Fund launch (open until 28<sup>th</sup> September).

Great British September Clean (11 to 27 September)

Council Tax Hardship Fund

South Lakeland Local Plan Review – Call for Sites - Housing and Employment (by 18<sup>th</sup> September)

c) Cumbria Association of Local Councils

Updates and Coronavirus information

CALC Executive Nominations

Devolution update, potential unitary authority for Cumbria

Great British September Clean (11 to 27 September)

d) British Red Cross

Thank you for donation towards British Red Cross.

20/091 **Date of Next meeting**

Noted that the next meeting will be held at 7pm on Wednesday 7th October 2020.

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

## **APPENDIX**

### **Lower Holker Parish Council Website Accessibility Plan**

#### Background

Lower Holker Parish Council Website was launched on 2<sup>nd</sup> February 2014.

The Website has been designed and is maintained by the Parish Clerk.

Parish Council websites are now required to comply with the Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018. This is to ensure that disabled users can access Parish Council websites.

#### Plan

- 1 The Website pages have been assessed by the Parish Clerk using the recommended WAVE Web Accessibility Evaluation Tool (<https://wave.webaim.org/>) to identify any difficulties that disabled users may experience in accessing the website.
- 2 Amendments to the website to address issues discovered has commenced and will be completed by the Parish Clerk prior to the deadline of 23 September 2020.
- 3 An Accessibility Statement will be prepared and published on the website as a separate web page accessible from all the other pages on the site on completion of the amendments and prior to the deadline of 23 September 2020. Where there are any permitted outstanding accessibility issues on the website these will be outlined in the statement.
- 4 The Accessibility Statement will be reviewed annually or when major changes are made to the website.