

CROSTHWAITE AND LYTH PARISH COUNCIL

DRAFT Minutes of the Ordinary Meeting of the Parish Council

held on Monday 04 March 2024 at 7.30 p.m. in the Parish Room, Crosthwaite

Present: Cllrs Angela Dobson, Matthew Dobson, M. Harkness, E. Sharp, R. Sykes, H. Young

In Attendance: Cllr. S. Bavin (Westmorland & Furness Co.), Martin Curry (Clerk) and 5 members of the public.

146/23 Apologies: No apologies had been tendered – all Councillors were present. It was noted that it was not necessary for the Responsible Finance Officer to attend this meeting.

147/23 Minutes of the meeting held on the 05 February 2024: It was **Resolved** that the Minutes of the meeting held on 05 February be signed by the Chair as a true record.

148/23 Declarations of Interest:

- a) Cllr. M. Harkness declared an interest in Item 8.a(ii) – Planning Application 7/2023/5817: Land west of Oak Fold and would withdraw from consideration of that item.
- b) Cllrs. A. Dobson and M. Dobson declared an interest in item 7/2024/5018 – Planning Application 7/2024/5018: Espford Farm and would withdraw from consideration of that item.

149/23 Requests for Dispensation: No Requests for Dispensation had been submitted. It was noted that in withdrawing from the planning items in which they had an interest, Cllrs Harkness and Dobson also intended to vacate their seats and make comment as Parishioners in a personal capacity from the floor.

150/23 Chair's Announcements: The Chair confirmed that Elections to the Parish Council were to be held on 02 May and that the process would commence with the formal Notice to be issued on 20 March. Candidates will need to return nomination papers to the Electoral Office of W&FC by 05 April.

151/23 Public Participation: Cllrs. Dobson and Harkness vacated their seats for this item. Cllr. Sykes assumed the Chair and invited comments on Agenda items. Several members of the public indicated that they wished to comment on planning application 7/2023/5817 (land at Oak Fold). It was noted that this item had been reinstated to the Agenda at Item 8(e)(ii) following an anomaly in the period for consultation. The following comments were received: In a detailed statement, I & C Tomlinson confirmed that whilst they do not object in principle to the development of the site, they have submitted an objection over concerns about the proximity of the development to their boundary and the potential adverse effect on the adjoining protected woodland which contains one of the finest stands of mature oak trees in the area. A further concern relates to drainage via the existing Oak Fold system which is either already overloaded or faulty resulting in regular overflow. M Harkness echoed concerns about environmental impact and drainage but also referred to issues of overlooking and shadowing of adjoining properties. Whilst herself not objecting to the development in principle advised that she too has objected over these issues. S Bennett said that the proximity of development to the boundary, together with the height of the proposed buildings would heavily impact her property. She raised deep concerns about effect on the rookery in the adjoining trees and shared concerns about drainage capacity. J Perry raised concerns about road safety as a result of the development as well as noise and light pollution.

On planning application 7/2024/5018 (Espford Farm), A. Dobson raised concerns about the poor condition of Mill Lane for additional traffic and highway safety together with a number of issues relating to the commercial development of the site including noise, litter, waste disposal and the need for this development.

Before handing back the Chair to Cllr. Dobson, Cllr. Sykes thanked participants and confirmed that these comments would be taken into account.

152/23 Reports:

a) Westmorland & Furness Council (W&FC): Cllr. Bavin reported as follows:

- i) Green bin collection: He apologised for the recent failure in collection caused by the breakdown of the collection wagon.
- ii) Road repairs and Potholes: W&FC has received many complaints on the system and letters about potholes but confirmed that repairs were ongoing. Comment was made on an especially large one at Broad Oak that needed dealing with urgently. Road repairs will take place on the narrow section of the A5074 by the junction with Hubbersty Head on 25 March which will result in a short-term closure.
- iii) He confirmed that fallen tree branches would be removed from verges if reported and thanks were expressed to John Waldron for dealing with fly tipping at the side of the A5074 near Tarnside.
- iv) Parents with children due to start secondary school in 2024 are urged to book transport at the earliest opportunity.

- b) **Police:** The Clerk reported that there was nothing in recent Police Focus Newsletters of direct relevance to Crosthwaite and Lyth.

153/23 Planning

- a) **Applications received:** Councillors considered the following applications received since the last meeting:
- i) **7/2024/5041: Redwood House, Crosthwaite, LA8 8HX**– Non-material amendment re cladding. Forwarded 07/02/2024. No provision for consultation: for information only
 - ii) **7/2024/5037: Thornrigg, Lyth, LA8 8DF** – Single storey extension; replacement of timber garage/workshop with ancillary accommodation; internal and external alterations. Forwarded 08/02/24. Deadline for comment - 07/03/2024. **Agreed - No Objection.**
 - iii) **7/2024/5018 Espford Farm, Crosthwaite LA8 8BS** – Conversion of small modern farm shed / barn into a walkers bunk house. Forwarded 15/02/24. Deadline for comment 14/03/24. Cllrs. A. Dobson and M. Dobson having declared an interest in this item withdrew from participation but were not required to leave the meeting. Following consideration, it was **Resolved to Object** on the grounds of road safety, disturbance and inappropriateness of the development.
- b) **Applications received since publishing the Agenda:** No applications had been received since the Agenda was published:
- c) **Responses submitted to LDNPA following consideration by the Parish Council:** Submission of the following responses was noted:
- i) **7/2023/5726 (& 5727 – Listed Building Consent): Pool Bank house, Witherslack LA11 6SB** – Extensions and the replacement of a greenhouse with a garage and office: No Objection.
 - ii) **7/2024/5030: Gilpin Farm, Levens, Kendal LA8 8EW:** Refurbishment and extension of existing farmhouse into an adjoining former barn etc: No Objection submitted 06/02/2024.
 - iii) **7/2023/5817: Land west of Oak Fold and north of Totter Bank:** See Item 153/23(e)(ii)
- d) **Decisions taken by LDNPA and notified since the last meeting:** Councillors noted the following decisions made since the last meeting:
- i) **7/2024/5012 - Low Foulshaw Farm LA8 8ET:** Landscape plans under 7/2017/5507- Approved.
- e) **To note any other Planning Matters:**
- i) **Cross Howe, Totter Bank:** Councillors noted that Building Control has requested that the contractors visit and make sure the fencing is secure to stop any access onto site.
 - ii) **7/2023/5817: Land west of Oak Fold and north of Totter Bank:** Erection of three dwellings - one a self-build two-storey detached dwelling and domestic outbuildings and two custom-build semi-detached dwellings with associated access, drainage and landscaping. Cllr. Harkness withdrew from the discussion as having declared an interest but was not required to leave the meeting. Councillors noted that LDNPA had confirmed that the Council could review its previous decision due to a mis-match in the consultation process. It elected to do so on the basis of new information that had been brought to its attention. Councillors agreed that the effectiveness of the drainage system was a significant concern and grounds enough to warrant an objection. It also agreed that negative impacts on neighbouring properties because of scale, density and overlooking (with loss of privacy) were also material as were concerns expressed about proximity to mature and protected oak trees and associated wildlife. Councillors agreed that the proposed semi-detached houses should be affordable as well as designated for local occupancy. It was **Agreed** that there were sufficient concerns for the Council to reverse its previous recommendation and to **Object** to the development.

154/23 Highways and Footpaths

- a) **Highways matters:**
- i. The general condition of local roads and representations by residents: Councillors thanked Cllr. Bavin for his attention to highways matters as previously reported. Councillors noted that there had been several representations recently about the poor state of the roads. Cllr Bavin said that Highways were doing their best to deal with these and external contractors had been engaged – though in some cases this had been less than effective. Highways will continue its programme, but it remains important for residents to continue to report defects via the online system on the Council website. It was **Agreed** to record Councillor’s ongoing concerns about the lack of funding for improvements to the A590 at Gilpin Bridge.
 - ii. Local Speed Restrictions and possible Grants: All agreed that it was important to bring the national speed limit down to 30-mph from the outskirts of Crosthwaite village and that efforts should continue to secure this. Cllr. Bavin undertook to explore possibilities for grant funding such an initiative.
- b) **Footpaths / Tracks Matters:** There were no footpaths / tracks matters reported.

155/23 Trees, Woods, Hedges and Grass: The following matters were noted:

- i. Oak tree and ivy: The Clerk reported that the owner of the oak tree opposite Oak Fold had secured some professional opinion on the overall health of the tree which is not in good condition. The recommendations were that it should either (reluctantly) be felled, or pollarded. Councillors expressed a preference for the latter and it was agreed to convey this to the owner.
- ii. Encroachment of a hedge onto the footpath in the vicinity of Oak Fold – Castles and Coasts Housing Association are engaging with the issue of the overgrown hedge at Oak Fold.
- iii. It was Agreed to go ahead with a tree health and survey condition report for trees on Parish Council land and seek alternative quotes the assessment work.

156/23 Parish Land

- a) **Letting of Vacant Parish Land:** The vacant sites will be re-advertised in the March edition of the Two Valleys Parish News.
- b) **Other Land Related Matters:** The Clerk reported that new property profiles had been completed for each property and a review will be brought to the next meeting.

157/23 Neighbourhood Plan: A meeting has been agreed with LDNPA on 12 March. The Chair and Louise Kirkup will attend together with the Clerk. An update report will be brought to the next meeting.

158/23 Environmental Initiatives

- a) **Annual Litter Pick:** Cllr. Harkness reported that the arrangements were going well although there were only 14 litter pickers for 17 volunteers. Cllr. Bavin will try to secure three more and Cllr. Harkness will buy more bin bags for the Team. Thanks were expressed to all the volunteers, and it was **Agreed** to record a note of gratitude to them in these Minutes.
- b) **CLEAN:** Councillors noticed the request from CLEAN to site a swift box on the Parish Room and were happy to Agree this in principle. It was noted that a box should not go on a south facing wall; that the siting should be at no cost to the Parish Council and that it could not take responsibility for any risks associated with this initiative. The Clerk was asked to confirm this with CLEAN. Otherwise, there were no other updates to report.

159/23 Local Infrastructure Issues

- a) **LDNPA Infrastructure Survey:** Cllr. Dobson had previewed this, and it was agreed that Councillors should submit individual responses if they wished.
- b) **Water Supply:** It was noted that a resident had submitted an email asking if the Parish Council was continuing liaison with United Utilities about the condition of water supply in and around the Valley. It was confirmed that liaison has taken place in the past but with no positive response from UU or apparent result. Cllr Bavin confirmed that he had liaised with them on the issues of water pressure and the condition of pipes but again there did not appear to be a long-term plan for renewal. It was **Agreed** to write formally to UU as part of the Neighbourhood Plan process to request an update on the present and future plans for the supply network.
- c) **Cumbria Fire and Rescue:** The Clerk reported that CF&R has issued a consultation on its Community Risk Management Plan (CRMP) setting out the Service priorities over the next four years. Local organisations have been invited to take part. Councillors identified many potential hazards and agreed to look at the online survey in advance of the next meeting.

160/23 Finance: Councillors considered the following report submitted by the Responsible Finance Officer:

- a) It was noted that there had been no receipts other than investment income since the last meeting.
- b) No receipts had been received since publishing the agenda.
- c) The following payments were **Approved:**
 - i) Npower – Parish Room electricity January 2024: £ 67.21
 - ii) M R Curry – salary and expenses February 2024: £ 418.27
 - iii) HMRC – PAYE February 2024: £ 97.80
- d) The following payment request received since publishing the Agenda was Approved:
 - i) Argles Memorial Hall: Room Hire, Annual Parish Meeting 2023 £ 30.00
- e) Councillors noted the bank balance of £18,449.41p at 29 February 2024 and the Chair was authorised to counter-sign the bank statement.

161/23 Correspondence:

- a) Updates from CALC and other Agencies: Councillors noted that these had been circulated as appropriate.
- b) Specific items of correspondence: All correspondence received had been dealt with or referred to in the meeting.
- c) No further correspondence had been received since publishing the Agenda.

162/23 Items 'for Information': No items were submitted.

163/23 Councillors' Issues to be Raised

The following items were noted for inclusion on the next Agenda:

- The notice board at the Old Post Office

Next meeting dates:

Due to Bank Holidays, the next full Parish Council meeting is deferred to **Monday 15 April 2024.**

For the same reason, the meeting in the following month will be held on **13 May 2024.**

The Annual Parish Meeting will be held in the Argles Memorial Hall on 22 April at 7.30 p.m.

Elections to the Parish Council are to be held on 02 May 2024.

The meeting finished at 9.15 p.m.

Signed as a correct record:

Date:

DRAFT