**UNDERSKIDDAW PARISH COUNCIL**

**MINUTES OF THE MEETING held in the Underskiddaw Church Rooms on Tuesday 11th July 2017 at 14:00**

**PRESENT :** Mr J Wilson (in the Chair), Mrs J Boniface (Vice Chair), Mrs B Bulman, Mr C Corder, Mr T Gibbs, Mr T Ryan,

In attendance: Becx Carter Clerk, Dr G Davies (LDNPA Member), 3 members of the public.

**2017.36 Apologies for absence.**

**Resolved** that apologies be noted from Cllr I Hall, and Ms H Spence

**2017.37 Minutes of the 17th May 2017**

**Resolved** that the minutes be signed as a true and accurate record by Cllr J Wilson in his role as Chair of the meeting.

**Action: Clerk to upload minutes to website.**

**2017.38 Declarations on Interest.**

No declarations of interest or requests for dispensations were received.

**2017.39 Clerks Report**

All matters were covered in the Clerks written report circulated to all councillors prior to the meeting.

1. **Farm Litter**

**Resolved** by all present that the response from Cumbria Farmer Network stating that this is not reported as an issue elsewhere in the County and is not something the Farmer Network would want to put in their newsletter as it might invoke a negative reaction. If the issue persists letters to be sent to local farmers.

1. **Tree Preservation Orders**

The Clerk informed the meeting that the LDNPA are still awaiting an opportunity to look into this.

**Resolved** that the Clerk continue to pursue this matter with the LDNPA.

**Action: Clerk to continue with this application and update councillors at the September meeting.**

1. **Millbeck Bridge Update**

The Clerk informed the meeting that a tender process is now in place and responses are due within 3 weeks (from the 3rd July). Once the outcome is known the Parish Council will be updated. The intention remains that the works will be completed during this ‘in river’ window (so by the end of September).

**Resolved** by all present that Underskiddaw Parish Council and local residents are disappointed by the exceptionally slow progress on the repair of this vital structure. The tender process could have been conducted months ago ready for work to commence as soon as the working window started.

**Action: Clerk to convey this feeling to the relevant parties and continue to apply pressure for a works start date.**

1. **United Utilities Pipeline**

**Resolved** that it be noted that Cllr J Wilson & Cllr I Hall are attending a meeting with MP Sue Hayman on the 19th September 2017 at 14:00 at her offices to raise the profile of the Council’s concerns regarding the UU pipeline, and in particular the need for UU to be held to account for restoration of the land after the project is completed.

**Resolved** that United Utilities Pipeline be added as a standard agenda item in the future.

**Action: Clerk to add this matter as a standing agenda item.**

Dr G Davies informed the meeting that the agreements on who is to manage the legacy fund has not yet been formalised but it is hoped that this matter will be resolved in the near future. A public meeting in Embleton will be called once further details are known.

1. **Grass Cutting Areas**

**Resolved** that the Council should look to prepare a list of areas of work/role description for the grass cutting/parish maintenance that is currently undertaken by Mr A Wilson to ensure that the information is at hand in case it is ever needed.

**Action: Cllr J Wilson to do a Parish walk around and prepare a list of all areas.**

**Action: Clerk to then circulate this information to all councillors for checking, ready for finalisation at the September meeting.**

1. **Keswick Toilet Tokens**

**Resolved** that it be noted that free tokens are available from Keswick Council Office to enable local residents to use the facilities for free.

**Action: Clerk to confirm the detail of this and then share this information on the next mail out to the U/S Mailing List**

1. **Protocol for mailing list**

**Resolved** by all present that emails should only be sent to the Parish Council mailing list for Parish Council business or relating to the UU Pipeline (as per the information included on the letter sent to all households).

**2017.40 To review &/or adopt Council’s policies & procedures**

**Resolved** by all present that no changes be made to the Standing Orders for the forthcoming year.

**Action: Clerk to update all versions on the website**

**Resolved** by all present that under the Standing Orders a Planning Sub Committee be formed as per the Terms of Reference circulated to all Councillors. Those councillors that will sit on the planning sub-committee are Cllr J Wilson, Cllr T Ryan, Cllr J Boniface, Cllr I Hall.

**Action: Clerk to update the website to reflect this, and the Terms of Reference.**

**2017.41 Finances**

1. *Bank Balances*

**Resolved** that these were noted as:

Current Account £4,452.89 on 5th June 2017

Money Manager £2,627.27 at 1st April 2017

1. *To approve the Bank Reconciliation and Spend Against Budget Reports*

**Resolved** by all present that the Bank Reconciliation and Spend Against Budget Report be approved and the Cllr C Corder authorised to sign the Bank Reconciliation as a true and accurate record.

1. *Approval of Cheques*

**Resolved** that the following cheques were approved by all present and signed by Cllrs Wilson & Boniface

Andrew Wilson Grass Cutting £130

Open Spaces Society Subscription £45

Crosthwaite Church Room Hire £20

**Action: Clerk to process the above payments**

**2017.42 Opportunity for Public Participation**

None

**2017.43 Lake District National Park Authority**

Unless listed below no planning applications or decisions had been received.

1. Decisions

**Resolved** by all present that the below decision be noted:

Ref: T/2017/0068

Address: 1-55 Calvert Way, Keswick

Proposal: Tree Preservation works to trees

Decision: Approved.

1. Sewage Works

It was noted by those present that the cladding/covering had been installed on the buildings.

The final stage of the works (the internal walls of the emergency cubicle to be painted in ‘stone grey) would be taking place over the coming weeks.

1. Planning applications for consideration

**Ref: 7/2017/2081**

Location: The Dovecote, Lyzzick, Underskiddaw

Proposal: Extension to dwelling

**Resolved** by all present that Underskiddaw Parish Council have no comments relating to this application.

**Action: Clerk to submit these comments.**

**Ref: 7/2017/2154**

Location: Croft Head Cottage, Applethwaite, Keswick

Proposal: Replacement conservatory- Resubmission of 7/2016/2198

**Resolved** by all present that Underskiddaw Parish Council have no comments relating to this application.

**Action: Clerk to submit these comments.**

**Ref: 7/2017/2127**

Location: Keswick Garden Centre, Underskiddaw

Proposal: Change of use from café to single holiday let

A robust discussion was held on this item, including factual questions being addressed to the applicant who was present at the meeting. A summary of which is provided below:

* This is a site with a long planning history with the most recent application in 2016 being an application to convert the old Café Building on the site into a local needs home which was refused. The applicant has been trying to sell the site for many months but no offers have been made. The Council noted that this application is in contravention of Condition 4 of the initial approval.
* The Parish Council observed that this application appears to be the first step in a calving up of the site into different units/plots
* There remains the condition on the new house that it should only be occupied by the owners/managers or staff of the business at the site (as in the Parish Councils eyes no business is operating from the site the occupancy is in contravention of this condition).
* The applicant confirmed that they are keen to move forward with this site, at the moment it is falling into dereliction and unsightly. The applicant is aiming to make the site sustainable, and to develop it in keeping with this area. At the current time the LDNPA have not been minded to approve any of the applications submitted by the applicant.
* The applicant confirmed they were still wanting to develop the rest of the site and were working with the LDNPA to come up with an acceptable proposal. The applicant doesn’t feel that a retail unit on the site is a viable way forward.
* Dr G Davies confirmed that when a condition is applied to a planning permission there is always the right to challenge/appeal it, or ask for it to be varied at a later date. The planning system makes this possible as it recognizes that circumstances change. In addition the Dr G Davies noted that Planning Policy CS22A recognizes the difference between a holiday let & a permanent dwelling.
* The applicant confirmed that once approval had been finalized for the entire site they would actively seek to modify the condition on the main dwelling to reflect the new use of the entire site.
* The applicant confirmed they had submitted this application to enable some income to be generated from the site and to improve the appearance of the café whilst proposals were finalized for the rest of the site.
* The Council noted concern that they would be keen to see a condition applied to stop (subject to approval) the café/holiday home being sold on, or converted to a domestic dwelling in the future.
* The applicant confirmed that it was their intention to remain living as a family within the parish if they could find a way to progress with the site.
* The applicant confirmed that this is likely to be Phase 1 of a phased development. It is a brownfield site so the options for future development are restricted e.g. LDNPA have said no to affordable housing. The applicant feels retail wont be viable, and feels that warehousing/supermarket wouldn’t be an appropriate use of the site.
* The Parish Council noted that they were keen that the site was not sold of piecemeal.
* The applicant confirmed that if this application were granted the rest of the site would remain as it was. But they could consider screening e.g. hedging.
* The Parish Council noted that due to the lack of enforcement of the existing conditions on this development that they have little faith in the LDNPA and the purpose of the imposition of planning conditions.

**Resolved** by all present that this is a complex site with a long planning history. The Parish Council felt that the LDNPA as the Planning Authority were best placed to make the necessary decisions. The Parish Council requested that it be noted to the LDNPA that:

1. The Parish Council remain concerned about the on-going negative aesthetic impact of the entire site
2. That the Parish Council feel unable to make a comment on this application without seeing plans for the entire site
3. The Parish Council have serious concerns about the value/point of conditions due to the on-going precedent of non-enforcement or variance of conditions by the LDNPA. The Parish Council feel that the LDNPA’s current approach to planning conditions makes a mockery of the system.

**Ref: 7/2017/2115**

Location: Oakfield Lodge, Underskiddaw, Keswick

Proposal: New detached garage & associated ground works

**Resolved** by all present that Underskiddaw Parish Council have no comments relating to this application.

**Action: Clerk to submit these comments.**

**Ref: 7/2017/2155**

Location: Underscar Manor, Underskiddaw

Proposal: Resubmission of applications 7/2016/2207 & 2208 to replace approved swimming pool with pond and amended landscape area previously approved.

**Resolved** by all present that Underskiddaw Parish Council have no comments relating to this application.

**Action: Clerk to submit these comments.**

**Ref: 7/2017/2152**

Location: The Old Smokehouse, The Forge, Keswick

Proposal: Repair works to river embankment following damage caused by Storm Desmond-involving construction of a retaining wall, new treatment plant for Smoke House cottage and temporarily construction compound.

**Resolved** by all present that Underskiddaw Parish Council have no comments relating to this application.

**Action: Clerk to submit these comments.**

**2017.44 Update from other bodies**

ABC & CCC were not present

LDNPA update had already been given earlier on in the meeting.

**2017.45 Cumbria Association of Local Councils**

1. **Resolved** by all present that the Clerk complete the CALC Satisfaction Survey

**Action: Clerk to complete this on behalf of the Council**

**2017.46 Members Reports**

1. Village Hall- It was noted with disappointment that no papers were ever received for the Village Hall and no future dates have been provided.

**Action: Cllr J Wilson to speak to the new Village Hall Secretary about this.**

1. Derwent 7

**Resolved** by that the minutes of the D7 meeting held on the 24th April be noted as received.

**Resolved** by all present that the next meeting date of the Derwent 7 be noted as the 4th September 2017 at 19:00.

**2017.47 Date & Time of the Next Meeting**

12th September 2017 at 14:00 in the Church Rooms.

Meeting Closed at 15:40