

Lamplugh Parish Council

Parish Clerk; John Sloan, High Mill Cottage, High Lorton, Cockermouth. CA13 9UB (0190085833)

Minutes of Parish Council Meeting (No 318) of Lamplugh Parish Council held on Wednesday 19th July 2017 at 7:00 pm in Lamplugh Village Hall

Parish Councillors required to attend ;

Sandy Roberts (Chair), Roger Braithwaite (vice chair) , Philip Wilson, Richard Wilson, Pauline Benn-Cross, David Lawrence, Michael Watts, Richard Hodgson, John Sloan (Clerk).

Also Invited: John Dirom (Borough Councillor).

Present; Sandy Roberts (Chair), Roger Braithwaite (vice chair) , Philip Wilson, Richard Wilson, David Lawrence, Michael Watts, Richard Hodgson, John Dirom, John Sloan.

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1. Apologies for absence were received from Pauline Benn Cross. It was noted that due to the circumstances of Pauline's health the parish council were prepared to make a formal exception to the exclusion based on missing successive parish council meetings. This will be added to the Standing orders at the next review (due now). There was no declaration of conflict of interest. The Chair, Sandy Roberts, noted that she lives adjacent to the major planning application (Millfields) which is up for discussion. Current rules mean that she is allowed to take part in the discussions around this issue but to maintain impartiality she will hand over the role of Chair to the Vice chair (Roger Braithwaite) to cover this item, she will not take part in any voting on this issue.
2. Minutes of the last parish council meeting (317) held on 17th May were reviewed and accepted as true and signed by the Chair.
3. Tasks arising from the Council meeting (317) held on 17th May were not reviewed at this meeting and the Clerk will provide an updated list following the July meeting. The main items carried over were; the VAT return, provision of a new website, change of bank.
4. The main items of correspondence to 19th July 2017 were letters of objection to the planning application for Millfields.
5. Finance Matters:
 - a. The balance held in the bank as of 17/05/2017;

	17 th May 2017	19 th July 2017
Current A/C	£22,591.74	£18,450.50

Values were confirmed with a copy of the online statement. The account figures were formally accepted and agreed by the councillors.

Income and expenditure details (on spreadsheets) covering the period up to the 19th July were reviewed and data agreed by the councillors.

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- b. After the parish grant for the Kirkland children's playground was decided (5f) 4 cheques totalling some £1,840 were presented for approval and signature, one cheque for £35 to CALC having been signed between meetings. The cheques were for; CALC Good councillor guides, Clerks salary to end of September, Kirkland children's playground, Copeland BC landscaping quarterly bill up to the end of September. The summary table for the schedule of payments and receipts was reviewed and duly signed by the Chair.
 - c. The quarterly audit for first quarter, up to the end of June will be arranged between the Clerk and the internal auditor Joanne Price.
 - d. The report on the annual review from the external auditor (BDO) had been received and the parish council had incurred an additional penalty of £30 for failure to explain a change in figures of greater than 10% between successive financial years. The clerk/RFO has since provided an explanation which is acceptable to the external auditor.
 - e. Current status of banking; the clerk/RFO has been in contact with the Nat West bank staff in Cockermouth who were more helpful but as the Cockermouth branch is closing the councillors again made the resolution to switch banking to the Cumberland Building society. The clerk will contact the Cockermouth branch and report back to councillors how to open the account. The PC will continue with the Nat West account until the Cumberland BC one is up and running. Two new cheque books were ordered.
 - f. The parish council again reviewed the revised grant application from Kirkland children's playground committee who had previously requested £695 towards the cost of insurance and inspection of the play area. The committee had recruited new members and had started fund raising towards the cost of running the village playground and no longer wished for the parish council to consider taking over the playground. The new request was for £500 which was still considerably more than in previous years. Councillors debated the request and proposed that a grant of £400 was to be provided.
6. Public Participation Slot; regular attendee Ian Parker (Parish Minister) was the only member of the public present.
 7. Lengthman scheme; the lengthsmen had cut the grass at the school junctions. The clerk will check on the cost of running the service for the last year and the coming year.
 8. Update on 217 bus service; no significant news.
 9. Planning matters; three applications were discussed. Control of the meeting was handed over to the vice Chair. The first application being the application for the development of land at Fitz Bridge to hold 27 executive homes, called 'Millfields'; Planning Application: Proposed Residential Development of 27 Executive Dwellings, The Erection of a Village Hall, Community Facilities and Associated Infrastructure and Landscaping
Land Adjacent to Mill Howe, Lamplugh Application Number: 4/17/2182/OF1
As this is major proposal the parish council had arranged for the parishioners to see the plans at a meeting in the village hall and for the parishioners to hold an open discussion on the plans. Parish councillors attended the meeting to listen to the views of the parishioners

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but did not take part in the discussions. Notes taken at this meeting were agreed to be a true reflection and will be filed along with the minutes of this parish council meeting. Following the meeting the parish council planning subcommittee reviewed the plans in detail and came up with a draft response which has been circulated to all councillors prior to this parish council meeting. The full content of the response was discussed at length and relevant passages read out to all present. The review paper runs to 17 pages, the application was reviewed against the following criteria;

Public participation/public statements

Review against relevant policies:

- a. *Copeland BC Interim Housing Policy*
- b. *Copeland Local Plan*
- c. *Lake District National Park Planning Policies*
- d. *Cumbria Landscape Assessment*
- e. *National Planning Guidance*

The Village Hall

Responses made at the open Public Consultation meeting on 21st June 2017

Responses (or copy responses) from Parishioners

Views of Parish Councillors

Decision

A summary of the review is set out below;

The sub committee's summary of this application is as follows:

- *It does not fall within the bounds of accepted development in the terms of the Copeland Local Plan or the Interim Housing Policy;*
- *it would detriment an important and largely unspoilt setting for the Western Fells of the Lake District National Park, now a World Heritage Site;*
- *it would be entirely out of keeping with the nature and setting of the village of Lamplugh both in terms of setting, scale and density, and indeed seeks to change the nature of the village with this application;*
- *the road network is inadequate for development of this scale in terms of both its capability to cope with increased volume of traffic and in terms of visibility and safety of pedestrians and cyclists using the National Cycleway. The traffic survey work was undertaken at the quietest time of year rather than at a time of peak traffic flows (July and August) and is consequently flawed evidence;*
- *location of the village hall in close proximity to housing is not desirable due to the impact of noise on the adjacent dwellings;*
- *as planned there would be insufficient car parking for a village hall of the size proposed; an appropriate site for a new village hall with sufficient parking has already been gifted to the village by another landowner and is the village hall committees preferred location;*
- *the demand for housing of the type proposed is not proven by the market assessment provided and is not borne out by the reality of the local housing market;*
- *the nature of the housing proposed will most likely be acquired for holiday home purposes unless appropriate local occupancy restrictions are applied to all dwellings on the site;*
- *there have been many representations on the need for affordable housing with a local occupancy restriction rather than for Executive homes;*

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- *the level of services available in the village have been overstated in the application and are not in the sub committees view capable of creating a sustainable development of this scale;*
- *the committee has concerns over both surface water run-off from the site and the arrangements proposed for dealing with foul water;*
- *the loss of hedgerow, wildlife habitat (for Red Squirrels) and the heritage asset of the Mill race the subcommittee felt were not acceptable.*

The decision was to strongly object to the application. The content of the Draft response was agreed by all councillors present. They agreed that it covered all of the issues raised at the open meeting where there was no support for the development (85 voting by a show of hands against the development). There were concerns that if such a development was allowed it would be the precursor of further such developments which would destroy the nature of the village.

Councillors voted unanimously against the development (Chair Sandy Roberts did not vote).

A draft letter in response to the application, based on the content of the application review, was reviewed and again all agreed that this should be sent to Copeland planning department by the Clerk before the end of July.

Whilst the councillors felt that the application should be rejected out of hand based on all current planning guidelines there was a feeling that Copeland BC actually supported the development as it had progressed this far. Copeland BC were asked to hold a public meeting to discuss this proposal but were not forthcoming so the parish council facilitated the meeting to allow parishioners a chance to view the plans. In addition a senior member of CBC had attended meetings with the developer and one meeting with representatives of the village hall Committee but had not directly contacted the parish council about such a major proposal. It was also noted that the developer had made no contact with the parish council (other than to take up the invitation to send a representative to the public meeting).

The subcommittee noted that since the plans were submitted the Lake district National park had become a World Heritage site. The proposed development is situated a roads width from the National park boundary. It was felt that this fact alone should preclude the development.

As the parish councillors felt so strongly that this development was inappropriate an alternative approach had been discussed. This was to request the secretary of State to ‘call in’ the application on the basis of lack of faith in Copeland Borough Councils approach regarding current regulations and the inclusion within the World Heritage site. If successful this would mean that the application would simply be reviewed against current policies rather than any ulterior driving force which may be influencing the local authority(eg meeting house build targets).

After much discussion the councillors voted unanimously (Chair, Sandy Roberts did not vote) to agree to this approach and asked councillor Lawrence to draft such a letter for review by the councillors prior to it being sent to the secretary of state by the clerk.

The second application had been reviewed by the subcommittee and was for a temporary wooden building close to Chapel Row at Rowrah. Councillors had little experience of temporary wooden building and felt that a ‘No Comment’ response was appropriate.

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The third application was for a change to new septic tanks at a property down Red Lonning. Councillors felt that they had No objections to this application.

10. Control of the meeting was handed back to the Chair. Current fly tipping problems within the parish; the extensive tipping at Winder has been cleared by Aggregate Industries but more may have appeared recently. Richard Wilson will follow up regarding the lapsed liaison meetings. Rubbish had also been dumped on the Scalesmoor road, reported by the clerk and several parishioners.
11. Parish website; the clerk will contact CALC to progress the development a new site for the PC. Richard Wilson to submit invoice from the web site host company and inform them that the PC does not wish to continue after this year.
12. Review of standing orders; due to the time taken discussing the planning applications this was deferred to the next PC meeting. The clerk will send out the current SOs for review in advance of the meeting.
13. Newsletter; councillors discussed merging the newsletter with the church magazine Contact which is issued every month. Michael Watts and Ian parker had no objections to this if the parish council provided copy in the correct format for quarterly issues. The closing date for copy in the next issue is 25th August. Parish council communications can be included as a separate insert if necessary. The clerk will provide Michael with a copy of the distribution lists to ensure everyone in the parish will be covered by the new scheme. The Chair suggested a final issue of the parish newsletter in the next quarter.
14. Joint meeting with Ennerdale PC; Ennerdale PC are holding their Annual meeting in September and asked if Lamplugh PC would like to attend to discuss issues of mutual concern i.e. speeding through Ennerdale/Kirkland. Councillors were keen to take up the offer depending on a potential clash of dates with the next PC meeting in September. Clerk will clarify the dates with both parties.
15. Upcoming Meetings/Meetings attended; the Chair reported on recent meetings attended with RNEC and the Village hall committee.
16. Items for next agenda; village amenity survey data, banking changes, review standing orders for meeting frequency changes and general update, new web site.

The next **Parish Council meeting** will be held on the **20th September 2017 in the Lamplugh Village Hall.**

Closure of Council Meeting at 9:50pm.

Dates for Council meetings in 2017;

Parish Council Meeting
Parish Council Meeting

20th Sept 2017
15th Nov 2017