

12 November 2018 – Ordinary Meeting
CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

At the Parish Archive Crosby Ravensworth 7:30pm.

www.crosbyravensworthparish.org.uk

Clerk to the Council: Christian Barnes, West House, Tenter Row, Crosby Ravensworth, Penrith, Cumbria, CA10 3HY. t. 07584 251 448, e. clerk@crosbyravensworthparish.org.uk.

- Present Councillors: Cllr D Graham, Cllr D Hewitt, Cllr J Raine, Cllr V Holroyd, Cllr A Robinson, Cllr A Beatham, Cllr M Archer, Mr C Barnes (Clerk).
Cllr N Hughes (CCC)
1 member of the public was present.
- Apols. None
- 085/18 The **minutes** of the meeting held on the 1 October 2018 were approved as a true record subject minor amends in 072/18 'Objected for Supported' and in 083/18.
- 086/18 Declarations of Pecuniary Interest (None).
- 087/18 Public Participation. None.
- 088/18 Planning (YDNP) E/03/27, Haber, Crosby Ravensworth. Full planning permission for erection of sunroom to front elevation. SUPPORTED.
- 089/18 Planning (EDC) 18/0816, COPPER BEECH LODGE, SHAP PENRITH, CA10 3QX. Change of use of former tennis courts to equine use and creation of hardstanding and stable block. SUPPORTED.
- 090/18 Planning Issues. The Chairman had written to Cllr. Pattinson following the last meeting to raise concerns over a number of local developments and the YDNP's handling of planning matters. No reply had been received from Cllr. Pattinson. It emerged that Cllr. Pattinson did not use the email address provided for him and publicised by Eden District Council on its website. The matter would come to a future meeting after Cllr. Pattinson had had an opportunity to reply.
- 091/18 Eden District Council Communication issues. The Chairman raised his frustration at very poor communication and lack of response to the council's business from Eden District Council. It had emerged that his email address had been blocked by the authority despite infrequent contact on the legitimate business of the Parish Council over a period of 9 months. It was agreed that a letter would be written pointing out that Eden District Council's minimum standards in respect of managing

inward correspondence were not being met.

Eden District Council had appointed a 'task and finish' group to examine why it had the highest level of uncontested and vacant council seats in England. Crosby Ravensworth Parish had not been invited to participate in this group although other parishes had been. Eden District Council had produced a questionnaire that would be circulated to councillors. The Clerk was asked to check whether he had received any correspondence about the questionnaire.

092/18 There had been no progress on repairs to the playground. Eden District Council had claimed that the damage was recent vandalism but this was disputed. It emerged that no repairs had been progressed since the matter was raised in June by a young parishioner's letter and the Parish Council. There had been no progress on the devolution of services in respect of the playground. The Parish rented the ground on which the playground stood with Eden inspecting and maintaining equipment and grounds to deemed terms despite having never having signed the formal agreement they had negotiated to do so for the last 18 years. The matter was last discussed under Cllr Raine's Chairmanship in 2013. Eden had made no progress then either. Eden District Council had cleaned and inspected the playground in the current year and had pressure washed the equipment.

093/18 Old Police Station Update on rental and proposed maintenance works.

The tenant vacated the property at the end of October. The Chairman, a number of councillors and the clerk have had an opportunity to inspect the house. It was AGREED that the house had been left in a satisfactory condition after 13 years of continuous occupation.

It was proposed that small plumbing works were required in the kitchen, bathroom and downstairs shower room. The bathroom windows in the roof needed replacing with double glazed rooflights before the house was let out again. The house needed to be painted throughout inside. The possibility of replacing carpets and lino downstairs was discussed as was the idea of refitting the kitchen. Outside painting, re-pointing and guttering and electrical works could wait until the weather was better. Damp patches when noticed on both gables and downspouts needed attention. The interior works could be most easily undertaken while the property was vacant.

After discussion it was AGREED that the Chairman/Clerk would approach surveyor Paul Lewis based at Brougham Castle to advise and draw up a schedule of works based on the council's discussions for consideration that could be priced by three contractors. The council

had accumulated a small fund of reserves and a smaller fund dedicated solely to the Police House which could potentially be used to fund or part fund works on the house.

The Chairman had spoken to Cumbrian estate agents who had advised redecorating and carpeting before reletting. They had advised that the property would sell for between £250,000 and £275,000 as it stood. With a basic refit as outlined above it could let for an affordable rent of approximately £550 per calendar month.

Some councillors felt that selling the Police House and using the funds for a new build let on similar terms might meet a higher standard of thermal efficiency, energy efficiency and affordability for a young family. There was uncertainty over whether the council was able to do this without declaring a 'General Power of Competence'. Parish Councils act by Duties and Powers set out in law and it would have to be established whether the Parish Council had a legal basis to make transactions of this type and whether the council had the lawful power to dispose of the property which had been gifted would also need to be ascertained.

It was AGREED that the next meeting would look at an options appraisal and hopefully receive the surveyor's feedback and schedules for consideration.

In the interim the clerk was instructed to fill the oil tank and to arrange for the boiler to be serviced so that the heating could remain on in the cold weather. The location of stop taps had been identified.

094/18 Emergency Planning. The winter resilience article was due to go out. No feedback had been received in respect of the previous issue. It was AGREED to assess the need for sandbags from residents by the article in the Link. Subject to interest it was decided request 2 x dumpy bags of sand from EDC to be situated at Crosby Ravensworth Village Hall together with a supply of sandbags. Residents would also be alerted in the Link to the need to make their own provisions if their property was vulnerable to flooding.

095/18 Allotments Only one person had responded positively to this consultation and it was RESOLVED that the council should not progress the matter further. Cllr Robinson would speak to the respondent

096/18 Church FOOT Bridge Tree.
It had been established that the tree downstream of the bridge was diseased and at risk of falling. The YDNP arborealist had reviewed the

photographs from the inspection and consented a five-day felling notice. The tree could be immediately felled. Enquires of the Church, Yorkshire Dales, and Highways had failed to find budget outside the PC to which the expense £595+vat could be allocated. It was agreed that the tree would be felled at the council's expense as the potential for damage to the footpath, Church footbridge and surrounding property was considerable and would have a damaging effect of the appearance of Crosby Ravensworth Village.

097/18 **Maulds Meaburn Green (MMRGT)**

(MMRGT) **1. Maud's Slack Sike.** Dredging works has been completed to the council's satisfaction.

Registration with the Land Registry.

The Chairman had tracked down and had copies of 20 live Licence/Deed of Grant agreements for MMRGT - a number having been superseded. They were as follows:

- 7 septic tanks and /or drainage
- 15 vehicular access
- 2 garden areas

Of these 20 agreements

Grant of Easement (Deed of Grant) is an enforceable long term right.

Licence is a temporary permission which does not confer a long-term legal right and can be brought to an end. Both can involve a payment.

There were: 10 Deeds of Grant with 7 registered with Land Registry.

Land Registry checks have been completed on all 10 Deed of Grants.

There remained

- 5 Licences
- 3 Easement / disturbance agreements
- 2 Agreements

Duration of agreements 15 in perpetuity

Successors in title applies to 16

Recurring payment applies only to 3.

Varying conditions applied to most agreements – e.g. surface to be maintained in good condition, transfer of 3rd party liability, fair share of maintenance costs etc.

Way forward

1. Village Green map sourced from Archive - Checked with Commons Registration Register at Cumbria County Council Archive DONE
2. Application required - this is currently being drafted with local assistance and would be submitted by Minehan McCalister on the council's behalf.
3. 1:1250 OS title plan - this is underway
4. Copies of Grant of Easements / Deed of Grant with Land Registry numbers relating to properties - DONE

5. Statement of Truth - May be required dependant on full review of 1.
- 4. Above
6. All documentation will need to be signed off by PC solicitor.

It was noted that the new owners of Mason Barn had confirmed acceptance of a Grant of Easement to their property and were proceeding.

2. Annual Tree Survey.

A member of the public was able to produce the tree survey and it was AGREED to approach North West Arboreal Services with a view to providing an annual visual survey.

3. The Bonfire had been a very successful event with good food being served at Maulds Meaburn Village Institute. The Tuer Family were thanked for their contribution to running the event. Cllrs Beatham and Hewitt had assisted with Brass's help to build the fire with brash from the recently felled chestnut. Cllr Hewitt had tidied the green the following day and would remove a small ash heap left in place to burn out. All were thanked.

4. Meaburn Lodge (Damage) Costs of £210 associated with repairs to the garden of Meaburn Lodge arising from the fallen tree were APPROVED and it was noted that the wall had been built back up to the coping stones and would shortly be finished.

5. Sale of Wood. The clerk was INSTRUCTED to advertise the sale of wood from the fallen tree currently on site with a closing date to coincide with the next meeting.

- 098/18 **Tree Planting.** It was RESOLVED to pursue enquiries regarding tree planting opportunity available through the Woodland Trust. A plan of proposed tree planting locations would be brought to the next meeting.
- 099/18 **Pinfold.** It was resolved to look again at the costs associated with putting a plaque on the pinfold to identify the artist of the sculpture.
- 100/18 The time being 21:30 is was agreed to continue for a further half hour to complete the business.
- 101/18 **Finance.** The 2nd Quarter, Budget Monitor Bank, Reconciliation, Schedule of Payments and Receipts was approved.
It was agreed to transfer £10,000 to the newly opened Cumberland Account and to make all future payments from there with a view to

closing the Barclay's account at the end of the quarter.

102/18 The clerk reported on correspondence received from **Crosby Ravensworth First Responders** detailing expenses associated with new phone equipment. Despite astonishment at the overall costs it was agreed to make a contribution of £400 immediately and to consider making a further grant of £300 in the next financial year.

101/18 **Date of Next Meeting** December 3rd (Budget setting meeting for 2019 2020.)

Please would councillors appointed to representative roles (MMVG & CRVH) be prepared to report back to this meeting on any matters arising.

<end 10:00>

DRAFT