

4 February 2019 – Ordinary Meeting
CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

At Crosby Ravensworth Parish Archive, 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 (Chairman), Cllr J Raine (Vice Chairman), Cllr D Hewitt, Cllr A Robinson, Cllr A Beatham, Cllr V Horoyd, Cllr M Archer, Mr C Barnes (Clerk).

3 members of the public were present.

Apols. Cllr N Hughes (CCC)

131/18 The **minutes** of the meeting held on the 14 January 2018 were approved as a true record subject to amends as to minor changes regarding the name of the Sun Hotel.

A matter had arisen in connection with 126/18 Commons/Graziers. There had been a miss-statement of fact in the minutes previous meeting. It was now clarified that the existing agreement would expire in September 2019 and an extension was needed to allow negotiation of the new scheme in the year 2019 2020. The new scheme would start in January 2021.

132/18 **Declarations of Pecuniary Interest**
Cllr Archer declared a Disclosable Pecuniary Interest in item 6 Stepping Stones.
The Clerk would circulate councillors with any briefing available form CALC regarding Disclosable Pecuniary Interests.

133/18 **Public Participation.**
Concern was expressed about the general condition of the road to Shap and the lack of snow plough activity. The failed culvert under the newly surfaced road at Bay Horse Maulds Meaburn was raised and the lack of grit available in bins. Members and Parishioners were reminded that Highways matters should be reported directly to Highways. The link for doing so is available on the Parish Website.

134/18 **3/18/9004 and 3/18/9005. Limestone Quarry, Hardendale, Shap, Penrith, CA10 3LH.**
Section 73 application to vary and remove conditions of planning permission 3/06/9011 to provide an extended timeframe for the completion of restoration operations and revised restoration scheme. The PC was supportive of the applications as consulted on but offers a comment as to tree planting. It is noted that a native mix is proposed and it was felt that the area designated for planting could be

substantially increased

135/18

Stepping Stones Causeway/Access

(Cllr. Archer left the room for the discussion of this item having declared a pecuniary interest.)

A member of the public spoke in support of the proposed scheme for a Causeway adjacent to 1 Stepping Stones. Planning Permission had been granted for a residential development in the grounds of 1 Stepping Stones but was conditional upon the construction of a causeway across Maulds Meaburn Village Green and any modification to access required by the Highways Authority. The purpose of the causeway was to enable the occupants of the new residence to escape the property in the event of flooding. The structure has planning permission however consent has not been procured from the council as trustee of the Maulds Meaburn Recreation Ground Trust as the land owner either in the matter of access or of the construction of the causeway.

Causeway

Since previous discussion of this issue a new assessment has been made by independent assessor Water co as to the likely levels of flood water in an emergency which broadly supported the assertions made by the applicant as to predicted levels and flow and which took up considerable discussion. Concern was expressed that without maintenance to ensure the free flow of water the causeway could function as a dyke in the event of a flood with potentially serious consequences for the occupants of other properties including risk to life.

After extensive discussion of the issues with the members of the public present it was agreed that there were 6 issues to resolve before the matter could be regarded as decision ready.

1. The proposed development stood on a Registered Village Green. It would need to be established whether a higher tier authority (Secretary of State?) would need to permit the council to authorise the building of a causeway. Prior to any consideration of the council's consent this would need to be established to ensure that the council's decision was lawfully taken.
2. Liability. Councillors were concerned that the present proposal could represent a risk to life in an emergency and that the liability would return to them as trustees of the green for having permitted it. The applicant was advised to look again at whether a one-time insurance premium could be used to manage the council's potential liabilities.
3. The applicant had offered to give undertakings as to the ongoing maintenance of the causeway specifically to maintain the free passage of water through the pipes beneath it and stop the damming of water by the structure. Councillors were concerned that these undertakings could be neglected over the long term. The applicant had offered to address this concern by

writing a commitment to maintain into the deeds of the property (1 Stepping Stones) or into an easement granted to allow the development.

4. This would mean that if the properties were ever to be split and the consented development sold separately, the ongoing maintenance would be assigned to the older property (1 Stepping Stones) and not to the new house (Pear Tree Cottage). It was agreed that this would require clarification
5. Councillors were concerned that the proposal could establish a precedent that others subject to flooding in the Maulds Meaburn flood zone may wish to follow and that the construction of these structures could significantly disrupt the normal functioning of the floodplain causing a risk to life.
6. It was feared that the responsibility for maintenance would fall back to the council in the event of future neglect of any maintenance agreement.

A majority of councillors expressed the view that building on the floodplain was not advisable and that the best course of action was not to proceed with the development.

It was agreed that the matter would come back to the next meeting with the outstanding issues resolved for decision.

It was further noted that in the developers view the condition (8) attached to the consent regarding vehicular access did not require action to widen access.

136/18 Crosby Ravensworth Charities

The council agreed to nominate Margaret Jarvis who it was understood would take on the role of treasurer. (1st DH 2nd AR)

137/18 Old Police Station

The open day had been attended by a surprising 120 people including the houses first tenant! Councillors were notified of the arrangements for obtaining keys. Significant progress could be reported in connection with the EPC. It had been ascertained that the original EPC was incorrectly assessed and should have been an F rather than a G value. To raise the EPC to a lettable condition it would be necessary to fit thermostatic valves to two radiators and Insulate the Bathroom/Loft and wall. All of this was in hand. As work had progresses further spending had been identified bringing works to £16,620 rather than the £13 previously estimated. Approval was unanimous. It was agreed that Cumbrian Properties would be instructed in the coming week

138/18 At 9.30 it was agreed to extend the meeting by half an hour.

139/18 Parish Litter Pick

It was agreed that the Litter Pick would take place on the 9th March at 10:00 with Cllr Raine organising. Bacon Butties would be laid on at the

Butchers to coincide as a matter of coincidence with the televised Rugby! A Notice would be placed in the Link and noticeboards.

- 140/18 **Transfers from Reserves.**
It was agreed to Transfer from reserves all but £500 of each reserve account to the Cumberland Account to fund police house works.
- 141/18 **Internal Auditor**
The internal auditor had inspected the BACS System and was satisfied with its operation.
- 142/18 **Barclays Account**
Barclays had written to inform the council that it could not close the previous current account. It was incorrectly stated that the previous letters had been signed 'other than in accordance with the mandate'. Another letter would be sent!
- 143/18 **Maranetha House (Legal Work)**
MMRGT Payment £360 was agreed to be funded from the Maulds Meaburn Recreation Ground Trust.
- 144/18 **Trees**
MMRGT An inspection would be undertaken in the coming week. Costs of £495 MMRGT + £50 CRPC were approved
- 145/18 **Transfer of Funds**
MMRGT A balancing payment transfer of £75 was agreed from the MMRGT to CRPC arising from the recent sale of trees and dredging of Maud Syke.
- 146/18 **Date of next meeting.** 4 March 2019, Items for the agenda to the clerk by 22 February 2019 Please.

<ends 10:10>