

8 July 2019 - Ordinary Meeting

CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

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.

At Maulds Meaburn Village Institute at 7:30pm

- Present Councillors: Cllr. J Raine (Vice Chairman), Cllr V Holroyd, Cllr A Beatham, Cllr D Hewitt, Mr J. Taylor, Mr R. Mclvor. Mr C Barnes (Clerk).
Cllr N Hughes CCC.
- 7 Members of the public.
- Apols. Cllr D Graham (Chairman) Holiday.
- 046/19 There were no **Declarations of Pecuniary Interest**.
- 047/19 The **minutes** of all the meetings held on the 3rd June 2019 as a true record. Ordinary Meeting, AGM Maulds Meaburn Recreation Ground Trust.
- 048/19 **Public Participation.**
A member of the public asked whether Tree 11, a Chestnut standing on Maulds Meaburn Village Green (which the council had arranged to fell) could be replaced. The tree had been sponsored by two residents of the parish and he felt that they may like to be approached over sponsoring a possible replacement.
- A member of the public asked if there was an update about Vicarage Bridge. The clerk confirmed that the Yorkshire Dales National Park had refused planning permission for a replacement.
- A member of the public asked whether there were any plans to control the Wild Rhubarb patch at Vicarage Bridge it was noted that parish land would be discussed later in the meeting.
- 049/19 E/03/5C/GPDO **Land to the west of Snowdrop Barn**, Maulds Meaburn. Notification under Part 6 of the Town & Country Planning (General Permitted Development Order) (England) 2015 for erection of agricultural building for storage purposes. Although not a consultee, the council resolved to support the application.
- 050/19 E/03/401 **Stepping Stones, Maulds Meaburn** Section 73 application to vary Condition 2 (plans) and Condition 6 (Flood Risk Assessment) of 15/0457 (full planning permission for demolition of existing garage and log cabin, and erection of a dwelling). The application and its history were discussed at

length. It was agreed by councillors that the format in which the application was presented was confusing and difficult to understand. The applicant was present and explained that the reason all the original documentation had been resubmitted with E/03/401 was to remove all reference to the proposed 'causeway' which had been intended to provide a means of escape in the event of flooding and thereby to mitigate the risks of building in a flood risk area.

The applicant gave a categorical assurance that the new application E/03/401 removed any reference to construction on the green and this was the sole reason that all the plans had been resubmitted and, that this was the only variation between this application and the approval given as 15/0457. He stated that in all other respects the application was unchanged. The clerk read out previous original minutes relating to the application for Councillors reference 51/15 (object) and on re-submission of amended plans for the site 101/15 (support).

The applicant stated that he had consulted a Yorkshire Dales Planning Officer over the application. The applicant reported that the officer had advised him that planning condition 6 regarding a proposed causeway to be constructed on the green itself was unenforceable because the applicant did not own the land and had not procured a permission to construct a causeway on it. The applicant stated that the purpose of the current application was to regularize that position by removing all reference to the causeway and construction on the green from the new application (E/03/401) and to secure the proposed development going forward. It had been established and agreed by all parties that the council as owner did not have powers to permit the construction of a causeway or any other structure on common land/registered village green.

A Councillor stated that there was 'a discrepancy' between Land Registry documents (copy title to 1 Stepping Stones) in their possession and which was shown in the meeting and the boundary area of the development shown on the plans. He suspected that the development, as it was proposed, was partly situated on land in the ownership of Crosby Ravensworth Parish Council as sole trustee of Maulds Meaburn Village Green. He felt that this discrepancy should be clarified.

A Councillor spoke against the principle of the development. In their view it was inappropriate for any development to take place in a flood zone.

The applicant placed on record his frustration with the council's process which he found 'obstructive' and 'frustrating' given that the purpose of the application was to comply with the council's position that it would not permit the construction of a causeway on Maulds Meaburn Village Green.

It was proposed (DH) and seconded (RM) that the council would 'not object to the removal of the conditions'. Four Councillors were in favour of the

proposal and one abstained. The Chairman's vote was not cast.

051/19 **Old Police Station.** Three quotations had been received for the lime pointing of the West Gable (Rear) of the Old Police House from Heritage Builders, TA Law Ltd. and Dougi Hall. The last two on the recommendation of surveyor Paul Lewis who had advised that the quotation were in an expected range of cost. Quotations were (in no particular order) for the amounts of £2566, £4245, £5090. The work was awarded to Dougi Hall at £2566. It was agreed to review the budget in due course and make a decision on a future date as to whether to have the render painted this year or next.

052/19 **Tree Group.** The meeting received a verbal brief presentation from Drew Woodward. The tree group had formally constituted itself and had appointed officer roles as follows: Chairman, Treasurer and Secretary. It was hoped that as a constituted body the group could receive funding from grant giving authorities (including the Parish Council). It was proposed to approach highways about planting on verges and it was hoped to plant approximately 60 trees on MMVG including a community 'orchard'. The group was seeking advice on fruit tree pruning to establish this and a number of suggestions were made. It was envisaged that the first tranche of planting would take place in November.

It was resolved that the clerk would report the dead tree on Haberwain to the Highways Authority with a view to its being felled and cleared before it fell down.

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053/19 **Amenity Land.** Three maps showing land in Crosby Ravensworth Parish were tabled together with the Chairman's handwritten notes and a paper previously received from Cllr Jonothan Taylor.

1. It was agreed that there would be a benefit/purpose to registering title to the land on both sides of the beck labelled as Area 1. from the T junction with Haberwain up to and including the area bordering the properties to the north of Vicarage Bridge (Weston House and Monk's Bridge).
2. It was agreed that there would be no purpose to registering land adjacent to Low Row as there was no public benefit to doing so.
3. It was said by a member of the public that the verge along Bank Lane (D452) and verges either side of the road opposite Ravenseat, labelled 2. was part of Bank Moor and could not therefore be registered. It was agreed that this should be researched further.
4. The road verges from Wood Bank to Holly Cottage were not thought to have the same value to the village as Package 1 and the liabilities that would come to the council regarding trees and currently borne by Highways were considered. It was not decided to recommend this

area for registration at this time and to agree to investigate further.

5. It was decided to register the Green Lane (Bridleway) from Reagill Gate to Iron Hill off the c3054.
6. It was decided to register the old track from near the entry to Reagill Grange extending in the direction of Meaburn Hall.

054/19 **Extension of Time.** It being 9:30pm it was resolved to extend the meeting for a further hour in order to complete the agenda.

055/19 **Community Engagement Maulds Meaburn Village Green.** A councillor presented a large-scale map of Maulds Meaburn Village Green with draft/proposed registration boundaries marked. There were a number of queries on the working draft and an accompanying report. It was not possible to identify which areas in the report were being referred to in the absence of colour referenced in the text. Councillors felt that it would be appropriate to consider excluding the metalled roads in the village from the area covered by the registration. There was discussion of a possible consultation event and a councillor, having taken local soundings advised against progressing an event owing feedback which had been received. It was decided to revisit this issue at a later meeting.

056/19 **The 1st Quarter, Budget Monitor, Bank Reconciliation, Schedule of Payments and Receipts** were approved as published on the website. A payment made in error and otherwise than in accordance with the mandate was noted. The bank had immediately refunded this payment (28 June 2019, £235.00) under the direct debit guarantee and had acknowledged and were responding to an enquiry from the Clerk. The balancing transaction values were excluded from the totals for the quarter.

057/19 **Update and Review of Bank Mandate Maulds Meaburn Recreation Ground Trust.** The Cumberland Building Society had ceased to accept applications for current accounts from charities and had refused to act for the MMRGT. It was resolved that the Clerk would arrange for the signatories on the council's current account to act as signatories on the Nat West account for the Maulds Meaburn Recreation Ground Trust. DG, DH, AB, CB, RM. The clerk would contact those involved with instructions.

058/19 **Council's Computer.** The fitting of a Solid-State Drive to the laptop to improve performance and load times and to reinstall at a cost of £149 was approved.

059/19 It was resolved to respond to Eden District Council's request for Scrutiny Topics as follows:

1. Seek re-introduction of paper plans for planning consultation.
2. Examine ways for EDC to reduce and eliminate the use of poorly

designed forms that generate friction/error in respect of electoral processes and disclosure of interests.

060/19 **Date of next meeting**, 5 August 2019.

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