

Staveley with Ings Parish Council

Minutes of Staveley with Ings Parish Council meeting held on 7th June 2021 Staveley Village Hall – 7.15 p.m.

Present: Cllrs M. Kidd, A. Salisbury, D. Michel, P. Riley, M. Powell, P. Harrison, SLDC Councillor, P. Bell, Mrs J Lee (Clerk) Members of the public present: 8

67/21 Apologies: A. Capstick, G. Wilkinson, Y. Cannon, C. Johnson, A. Pimblett, S. Collins

68/21 Declarations of interest- Cllr Anne Salisbury declared an interest in Planning Application 7/2021/5381

69/21 Minutes: it was resolved that the Chairman be authorised to sign the minutes of the meeting of the Parish Council held on 24th May 2021

70/21 Public Participation

- Sue Whalley outlined her planning application for the polytunnels (7/2021/5381), explaining that it is the intention to extend the growing season and that this is not a commercial enterprise. The scheme will be organic. No transport will go into the field. The polytunnels will be below the height of the embankment. The rights of access to the field cannot be altered. The road junction by the bridge is not ideal but there have not been any recorded accidents in the last 5 years. The oak tree in the field will not be harmed.
- A neighbouring resident spoke supporting the proposal.
- A Big Onion volunteer stated her support as the scheme will produce local produce for sale in the Community.
- Cllr Salisbury thanked all the volunteers, especially SENS members, who delivered the cards and also counted those displayed for the Greening Campaign. 64 houses displayed the cards and the calculations show that 39 tonnes of CO₂ could potentially be saved.
- An email from South Lakes Housing regarding their position of the future of the Abbey Care Home has been circulated. (see Minute 75/21)
- A query was raised re the possibility of adopting some grass areas in the village and that they be left to grow naturally. Previously when this was discussed, the majority were in favour of cutting. It was decided to place on a future agenda for consideration.

71/21 Planning Applications

a) New Planning Applications:

T/2021/069: Gatefoot House, Staveley. Crown reduce by 2m and remove dead wood 1 larch . Remove 4 cypress trees to ground level. **Fully supported**

7/2021/5381: Field adjacent to Newlands, Crook Rd. 3 polytunnels, access track and parking area for 2 vehicles. **Supported** subject to conditions being put on – Landscaping of the site and if the activity ceases or the polytunnels fall into disrepair, they will be removed and the site returned to its original condition and subject to Highways approval of the entrance.

b) To note Planning Applications determined since last meeting

7/2021/5213: The Tavern, Billys Space, 63 Main St. Staveley. Change of use from Business to Provision of Education. **Approved with conditions**

7/2021/5345: 16 Gowan Crescent, Staveley. 2 storey side and single storey rear extension **Approved with conditions**

E/2018/0289: 1 High Knott Barn, Ings. Planning appeal re removal of Local Occupancy clause. **Rejected**

c) To note Planning Applications still outstanding:

7/2020/5661: Fairbank Farm, Staveley: Installation of new access bridge with associated landscaping.

7/2020/5664: Fairbank Farm, Staveley. Change of use of Agricultural Barns to Wedding venue with associated infrastructure and ancillary facilities.

7/2020/5555: Land off Danes Road, Staveley. Development of office/light industrial units with associated parking.

7/2021/5046: Land at Borwick Fold, Crook. Demolition of modern agricultural buildings. Conversion of stone barn into 2 two bedroomed houses for local occupancy.

7/2021/5196: 1 High Knott Barn, Ings. Amendment of local occupancy condition to correspond with Draft Housing Supplementary Planning Document. Redevelopment of agricultural building to two local needs dwellings.

7/2021/5303: Gowan Cottage, Station Road, Staveley. Erection of a timber garage

7/2021/5309: Abbey Garth, The Green, Staveley. Refurbishment and extension comprising rear extension, part single storey, part two storey. Demolition of existing garage and replacement with new garage.

72/21 Community plan progress- There will be a Zoom meeting on Wednesday 9th June.

This will be an opportunity to discuss the plan, shape it and polish it as well as hear a little about the process used to get there and to deliver it. Future decisions need to be made regarding how the plan will be delivered and annually reviewed. Acknowledgement was made of the considerable work that has been put in in producing the plan, with special thanks to Cllr Deb Michel.

73/21 Flood & Sewerage Group – report – a report from Cllr Capstick has been circulated.

The task group has met with 2 representatives from United Utilities.

Since Jan, 1991: UU's records show 34 incidents recorded from 2 manholes, plus 18 on private properties. Local records, seen by the Task Group, date discharge emissions in the public realm back to early 1970s and show more than those recorded by UU.

UU reported that small-scale repairs to the system had been completed. Further work was still planned but it involved access to private property so had been delayed due to Covid restrictions. UU offered no evidence that the completed repairs had made any significant improvement to the problem of discharge nor that the future work would either.

As previously understood, confirmation was given that upsizing the pipe work at the point of constriction as it passes under the River Kent was the identified way in which the problem could be resolved but this was no longer considered cost-efficient by UU. It is now estimated that the work needed will cost £2 million.

The Task Group does not have a remit to make recommendations about the suitability of this anticipated planning application or of others in the future. However, it does have a responsibility to highlight any potential impact of such development on the drainage system and in particular the likely consequences of flooding and the discharge of foul water. If Council wish to receive further specific advice from the Task Group in relation to Crookfield 3, beyond that reported below, it will be necessary to agree and minute this formally.

There was agreement that, during heavy rainfall conditions, additional foul water flow would be proportionally smaller than surface flow but the point was made that adding additional foul water when the system is already not coping can only exacerbate the problem.

74/21 Jacks Corner update and new litter bin – The memorial benches are now in place and they have been placed on the insurance.
The bike rack is still to be put in place. Rachel McLennan will be asked to look after the planters. A suggestion was made that possibly SENS may consider looking after the back wall flower bed. The Parish Council will maintain the site to ensure it is kept tidy.
It was decided to go ahead with the litter bin from SLDC which would cost £250 p.a. and includes the emptying. A more expensive bin could be considered at a later date but it was important to get a bin on site as soon as possible.

75/21 Abbey Care Home update

The Abbey Development Group - as instructed by the Parish Council at the April meeting - is engaging the community in conversation about the future of the Abbey site.
Starting from, every household leaflet drop, the group will gather survey data and also have two open conversations about what people want and what they are concerned about. We will also try to answer questions about what is possible and practical if people have more specific concerns.

The leaflet was modified following feedback from members of the Parish Council. It is hoped agree that it sets out to find out what the community feels most strongly about in relation to the future use and development of this site.

Though the survey has only been live for a few weeks, there have already been almost 130 responses. (For the purposes of comparison, The Cumbria County Council consultation on closure of the Abbey got 180 community responses.)

As tasked by the Parish Council and the County Council, the group have focussed on getting information about what people support and what they are less comfortable with.

The indications are clearly in favour in some form of care for our older residents and for the community to have an active role.

There will be a socially distanced drop-in at the Village Hall on Sunday 2-5pm.

The final results will be shared with Cumbria County Council. It was agreed to send a letter to CCC to ask for further clarification of their plans and timescales.

South Lakes Housing CEO Cath Purdis report:

- Concern was raised re the lack of robust evidence of sustained demand for this amount of extra care homes in the locality.
- Our experience of letting existing nearby sheltered and extra care schemes would suggest that there is not a groundswell of demand for this type of homes. Certainly, nationally demand for the traditional sheltered type homes has reduced significantly and this is mirrored locally in South Lakeland. Demand for extra care homes is more difficult to predict, but some SLH existing vacancies are not taken up immediately with nominations from CCC being sluggish.
- This is a material factor in determining whether to invest in extra care or homes for the elderly more generally, as any investment would need to be covered by a robust rental income stream. The demographics suggest that with a rapidly ageing population such accommodation should be in high demand – but we would suggest that more work needs to be done to establish the real likely demand in the future.
- South Lakes Housing is a not for profit, community based Housing Association providing affordable homes for rent and home ownership. It is able to borrow, against its asset base and rental stream, to build new homes, or redevelop cherished local buildings such as the Abbey and is able to obtain Government grant through Homes England to support the provision of affordable homes.
- We would be happy to further consider involvement in the Abbey's redevelopment, but at this stage without further demand evidence would not be proposing homes specifically for the elderly.

76/21 Emergency Food cupboard update – A six month trial has been agreed by Stop & Go group
The location will be at the Bus Stop

77/21 Poor Field Tenancy Ash die back has been reported but is thought the trees may be over the wall which would make it the responsibility of CCC.

78/21 Correspondence: List of correspondence received has been circulated

79/21 Finance

- Approval of Annual Governance Statement for 2020/21
- Approval of Accounting Statements for 2020/21
- Approval of risk assessments for 2021/22
- The Internal audit assessment has been completed satisfactorily and has been duly signed by the auditor Mr Jack Jones.

Income

- Allotments rent income £ 1,930.60

Payments

- Glasdon – Memorial benches £ 1,380.00
- J M Lee- KTD re new laptop £ 868.00
- J M Lee – survey monkey annual subs £ 384.00
- Lakeland Slate co – Memorial benches £ 2,574.00
- Cllr Kidd _ misc expenses re Jacks Corner £ 33.20
- Mr Jack Jones – Internal audit fee £ 80.00
- St. Annes Parish Church Hall Gardening group annual donation £ 50.00

80/21 Date of next meeting – Monday 5th July- Staveley Village Hall

Signed (Chairman)

Date: