

SEATON PARISH COUNCIL

MINUTES OF MEETING HELD ON 18 JANUARY 2016

Present:

Councillor P F Bateman

Councillor A Grey

Councillor Mrs L Harwood (Chairman)

Councillor D Horsley

Councillor R McCracken

Councillor J Musgrave

Councillor Mrs J Norman

Councillor J Sandwith

Councillor K Slone

Councillor Mrs C Tibble

Clerk: P Bramley

Minute No. 163

Apologies for Absence

Apologies for absence were received from Councillors M T Ditchburn, M I Jenkinson & C Woodman.

Minute No. 164

Declarations of Interest

A declaration of interest was received from Councillor K Slone, Item 7, Personal.

Resolved that the declaration of interest be noted.

Minute No. 165

Requests for Dispensations

None received.

Minute No. 166

Minutes of Meeting held on 21 December 2015

Resolved that the minutes of the Meeting held on 21 December 2015 be accepted and signed as a correct record, subject to the addition of Councillors D Horsley & K Slone to the list of attendees.

Minute No. 167

Presentation of Seaton Community Champion 2016 Awards

A presentation was made to the winners of the Seaton Community Champion Award 2016 in accordance with the decisions of the Selection Panel, which had met on 12 January 2016.

The winner of the individual award was Alec Hall, the former Lollipop Man at Seaton Infants School. It was considered that Alec deserved the award in recognition of his service to the village over many years, being recognisable to & known by so many people in the village. It was noted that he had always welcomed children & parents of the Infant School with a smile & a cheery disposition, irrespective of the weather, made a point of learning the names of children & took a great deal of care in his job.

The winner of the group category was Michael Milner. Michael was very well known for his work with choirs in the area & noted for bringing together the young & the old, through the Seaton Junior School Choir, the Church Choir & the Seaton Community Choir, all of which he ran. He also ran events to raise money for many different charities & carried out all these roles with a great sense of humour. The winners received an engraved, silver salver in recognition of their contributions. **Resolved** that the winners be commended for their contributions.

Minute No. 168

Presentation by Story Homes on a proposed housing development at High Seaton

A presentation was received from Mr Adam McNally of Story Homes & Ms Julie Diamond of Taylor & Hardy, planning advisors to Story Homes, on proposals for the development of housing at High Seaton. The Council was advised that the company was looking for community engagement in the coming weeks, with a public exhibition to be held on 17 January in Seaton Village Hall. It was anticipated that a planning application would be made by April 2016, with work on the site commencing in October & the development completed by June 2017. The development would be of around 80 properties, with 20% being 'affordable'. Members asked a number of questions which covered: potential drainage problems; the former use of the land in question for mining; the presence of gas; post development maintenance arrangements; capacity of the sewerage system; energy supply; highways issues; public transport arrangements; & the general arrangements to be put in place to ensure that the infrastructure in Seaton was capable of supporting such a development.

Mr McNally advised that drainage was a major issue for the proposed development & that Story Homes would need to establish a drainage strategy that ensured that the drainage position post development was no worse than it currently was. This would involve the use of storage ponds & large underground pipes; mine shafts would be filled & gas engineers were carrying out ongoing investigations, but weren't suggesting that the land was not developable. Ms Diamond advised that Story Homes was preparing submissions ahead of the publication of the Allerdale Local Plan to enable development applications to proceed on a timely basis, having received a positive indication from Allerdale Borough Council on the potential development of the site. Mr McNally advised that Story Homes' interest was based on Seaton being an established community & that it would be prepared to fund Seaton schools in line with the development. He advised that the estate would be developed to adoptable standard, so that the relevant organisations would become responsible for ongoing maintenance. He advised that Story Homes hadn't yet acquired the site but had an option to purchase.

Resolved that the representatives be thanked for their presentation.

Minute No. 169

Presentation by Groundwork North East & Cumbria on work undertaken on the Development Stage of proposed improvements to Jackson Street Playing Field & the development of Brick Dubs as a Nature Reserve

A presentation was received from Ms Stella Kent of Groundwork North East & Cumbria on Stage 1 work undertaken on behalf of the Council concerning proposed improvements to Jackson Street Playing Field & the development of Brick Dubs as a Nature Reserve, which covered: consultation & community & school engagement; an initial draft project proposal; an initial landscape design concept to help cost the project; & consideration of requirements in terms of planning permission. Ms Kent advised that consultation had been undertaken with schools & the public, particularly households in the vicinities of the proposed developments. Whilst the level of response from the general public had been somewhat disappointing, Seaton school pupils had been very excited by the proposals.

Ms Kent advised that, as common land, Brick Dubs may need Secretary of State approval & planning permission from Allerdale Borough Council, depending upon what was proposed, & consent to develop could take at least six months. An indication had been given of the costs of a potential development if the work was carried out by contractors, but there was an option for the involvement of volunteers from the community, as well as community payback. Schools were keen to take part & were willing to assist with fund raising.

Ms Kent advised that proposals for Jackson Street were based upon providing improved facilities to the left & rear of the current ones, & had been based around a site at Keswick. The boundary fence was seen as being unsightly. Many ideas had been suggested from Seaton School pupils, particularly on the type of equipment to be provided. Planning permission was likely to be required depending on the scale of any developments.

Members asked a number of questions. Ms Kent advised that costings had been provided to the Clerk based on the work being tendered & that options for development of Brick Dubs could include the wetland area on the site being left in its natural state to dry out in warmer weather. Ms Kent advised on the difference between the requirement for approved development of common land & its de-registration, & that the investigatory work, which would take some six to eight months, would address the legislative rights in respect of common land, including grazing rights. Suitable ecological surveys were advisable for Brick Dubs, preferably on a whole site basis. It was noted that a footpath leading from the upper end of Sunnyside led to the site & could be improved as a part of any development of Brick Dubs. Ms Kent was unable to advise on what work could be undertaken at Brick Dubs without suitable consent being obtained.

Resolved that Ms Kent be thanked for her presentation & that the Council consider how to proceed with the proposed developments at Brick Dubs & Jackson Street Playing Field at separate future meetings.

Minute No. 170

Police Report Resolved that the Police Report be noted & that it be agreed that the Police supply a written report to future meetings, with any matters raised reported & meetings arranged with the Police as required.

Minute No. 171

Progress Reports

1) Clerk

It was noted that Seaton Junior School had expressed an interest in involving school pupils in the design of a suitable Parish flag & that the light at the Main Road pedestrian crossing had been successfully repaired.

Resolved that the progress report be noted.

2) Village Hall

No report received.

Minute No. 172

Allotments

Members received an update on the position concerning the Council's arrangements for the provision of allotments.

- 1) With reference to correspondence received from the Council's solicitor, & a meeting between the Clerk & the solicitor held on 14 January, the Clerk provided an update on land under consideration for an allotment site at Meadow Vale. Whilst the land in question had been omitted from the plan accompanying the sale of the land by his father, the farmer had drawn attention to supporting paperwork over the history of the title to the land which went back to 1923, where two fields named 'Roger Flatt', comprising fields numbered 86 & 124 on respective Ordnance Survey maps were referred to. The land under consideration appeared to form part of field 86. It seemed from that evidence that the records showed that the land in question remained in the ownership of the estate of the late farmer. Since the land was not registered, the Council's solicitor had advised that a statutory declaration in respect of the land should be prepared for signature by the successor to the farmer's estate, for submission to the Land Registry. Subject to the decision of the Land Registry, the land could then be transferred from the owner to the Council. The solicitor advised that the Land Registry generally took at least three months to deal with more regular issues, which the one under consideration was not.
- 2) The possibility of the land being worked prior to the legal arrangements being completed was identified; however, the Clerk advised that the Council should take advice from its solicitor on that matter.
- 3) A question was raised for consideration by the Council of whether the land in question should be registered as an allotment site.

Resolved that the position be noted & that:

- 1) The Council agree to its solicitor proceeding with the drawing up of a statutory declaration for signing & submission to the Land Registry to determine the ownership of the land.
- 2) Councillor R McCracken submit suitable information to the Council to assist it in preparing for the development of the land in question as an allotment site.
- 3) A meeting of the Allotment Working Party be arranged where discussion of the practicalities of operating an allotment site could be commenced.

Minute No. 173

Public Questions

- 1) Mr Colin Grimley of Seaton Allotment & Gardeners Society, (SAGS), stated that he didn't recall discussion at Council meetings concerning the development of Brick Dubs. He noted the low response to the consultation carried out by Groundwork North East & Cumbria & asked what the budget & timescale were for Brick Dub's development. He asked how the Council could proceed with the development of Brick Dubs when it had been addressing the issues with the provision of allotments for five years; he considered that the allotments position should be prioritised. He was advised that the Council had discussed the possible development of Brick Dubs on a number of occasions, that the Council had not taken any decisions on how to proceed, how to develop the site & through what means, & so as a result had not agreed a budget for the works, although, as with Jackson Street Playing Field development, it was setting aside monies. With regard to the timescale over which the provision of allotments had been an issue, he was advised that there had been many issues to deal with, including land ownership, involving solicitors, consideration of a compulsory acquisition, the position on which was outstanding & that attention was currently directed towards land at Meadow Vale.
- 2) Mr Paul Haughin of SAGS asked if the land owner of the land under consideration could be approached to seek permission for people to prepare the land for a possible allotment site. The Chairman agreed to do so, although it was noted that there may be legal issues around the uncertainty of ownership which would impact on this.
- 3) Mr Thomas Donaghue of SAGS asked about the Council's position regarding a potential compulsory acquisition of the former allotment site at Lowca Lane & why the Council had stopped pursuit of that option, maintaining that it had agreed some three years previously to pursue such an option. He was advised that, further to the Council's previous decision concerning the selection of any land for developing allotments, (Minute 57 refers), no decision had been taken at this stage concerning the Lowca Lane site, following receipt of the opinion of the Barrister hired by the Council to advise on the likelihood of success of a compulsory acquisition of the Lowca Lane site, (Minute 100), & that the Council was pursuing the Meadow Vale site, which appeared to be a preferable course of action & was supported by SAGS, (Minutes 80 & 81 refer).
- 4) Mr Rodney Vaughan asked when road works to Church Road were likely to be completed. He was advised that the flooding throughout Allerdale in December had impacted significantly on planned works, as well as works in progress such as Church Road. It was hoped that works would recommence as soon as possible.

Minute No. 174

Meeting Extension

Resolved that an extension beyond 9.00pm be agreed to allow proper consideration of the following items of business.

Minute No. 175

County & District Councillors' Reports

1) Cumbria County Council

Councillor Mrs C Tibble advised that County Highways planned works in Seaton had been put on hold because of the impact of the recovery from flooding on the work schedule.

2) Allerdale Borough Council

Councillor Mrs C Tibble advised that there were concerns that the government was not acting in accordance with statements of support made & resources offered in the aftermath of the Cumbria flooding. Allerdale had made payments of £500 to affected households in accordance with government guidelines, which had not been reimbursed by government. Also the overall level of resources offered to Cumbria had been reduced from the original offer & the funds made available to Lancashire instead.

Councillor J Sandwith advised that he had nothing to report.

Resolved that the reports be accepted.

Minute No. 176

Christmas Celebrations 2016

Resolved that the matter be deferred due to time constraints.

Minute No. 177

Grants

Resolved that the matter be deferred due to time constraints.

Minute No. 178

Public Presentation of Council News & Information

Resolved that the matter be deferred due to time constraints.

Minute No. 179

Bus Shelter Provision

Resolved that the matter be deferred due to time constraints.

Minute No. 180

Local Emergency Access Centre

Resolved that the matter be deferred due to time constraints.

Minute No. 181

Speeding Surveys

Resolved that the matter be deferred due to time constraints.

Minute No. 182

Planning Issues

Resolved that the following observations on planning applications be made:

Reference No: 2/2015/0763
Applicant: Mr & Mrs M Scott
Proposal: Loft conversion to provide bedroom & shower room & ground floor extension to provide kitchen
Location: 48 Fernleigh Drive, Seaton
No Objections

Reference No: WTPO/2015/0031
Applicant: Mrs Jane Trimble
Proposal: Tree Works
Location: 94 Whitestiles, Seaton
No Objections

Reference No: 2/2016/0024
Applicant: Mr Neil Hodgson
Proposal: First Floor extension to part of dwelling
Location: 29 Yearl Rise, Seaton
No Objections

Resolved: that the following planning application decisions made by Allerdale Borough Council be noted:

Reference No: 2/2015/0593
Applicant: Mr Don Lord, UK Sustainable Energy
Proposal: Construction of 5MWp Solar Park & ancillary development
Location: Land adjacent to St Helens Lane, Flimby, Maryport
APPROVED

Reference No: 2/2015/0700
Applicant: Mr Ian Blenkinsopp
Proposal: First floor extension to side
Location: 73 Whitestiles, Seaton
APPROVED

Reference No: 2/2015/0685
Applicant: Mr Paul Hodgson
Proposal: Front & Side extension & heightening of roof
Location: Noordwijk, High Seaton, Seaton
APPROVED

Reference No: 2/2015/0721
Applicant: Mr Peter O'Donnel
Proposal: Change of use from manager's flat above denture clinic
to open market residential flat
Location: 80 Main Road, Seaton
APPROVED

Minute No. 183

Accounts – January 2016

Resolved that the accounts listed in the schedule, totalling £22,646.59, be agreed for payment.

Minute Number 184

Precept 2016/17

Members received a report advising that, further to Minute 136, Allerdale Borough Council had recommended that the Council should assume that its local council tax reduction scheme, (LCTRS), grant for 2016/17 would be reduced by 33% from that in 2015/16. In addition, Allerdale had advised that, following the recent floods, the Council Tax Base position had been recalculated to allow for exempted properties. The result of this information, given the decisions taken by the Council at its November meeting, would be a precept of £49,756.

Resolved that the Council's budget agreed at its November meeting be confirmed & that the Council's precept for 2016/17 be agreed at £49,756, pending confirmation from Allerdale Borough Council of the level of LCTRS.

Minute No. 185

Finance Report

Members received a report showing actual expenditure & income for the period 1 April to 31 December 2015, in comparison to budget.

Resolved that:

- 1) The report be agreed.
- 2) The following virements be agreed:
 - a) A virement of £1,650 from Recovery of Costs to Legal Services.
 - b) A virement of £1,000 from Electoral Administration to Legal Services.
 - c) Virements of £260 from Rent & Rates & £130 from External Audit Service to: Subscriptions, (£100); Councillor Training, (£60); & Miscellaneous Expenses, (£230).

Minute No. 186

Correspondence

Correspondence received since the last meeting was noted.

Resolved that:

- 1) Mr & Mrs B Workman be thanked for their information concerning Story Homes' proposed housing development at High Seaton & that the information be taken into account when the Council responded to any planning application received for the site.

- 2) The Council nominate the Chairman for selection for the Buckingham Palace Garden Party.
- 3) Stagecoach be notified that the Council preferred to commence the trial evening bus service between Workington & Seaton as soon as it could be arranged.
- 4) Further to its request for financial assistance, Citizen's Advice Allerdale be requested for information on assistance given to Seaton residents.

Minute No. 187

Councillors' Reports

- 1) It was agreed to fund & request Cumbria County Council to locate grit bins at the top of Queen's Avenue & Braeside, subject to suitable sites being available.
- 2) It was noted that water continued to leak from the road on Causeway Road. It was hoped that road works in that area would resolve the problem.
- 3) It was agreed to remind Cumbria Highways about the poor state of the road sign at the bottom of Sunnyside.
- 4) It was agreed to add Scaw Bank Footpath to a future agenda.
- 5) It was reported that a sign on a bus stop pole on Lowca Lane in the vicinity of the junction with Cape Road required attention & was a potential health & safety issue. It was agreed to report the matter to Cumbria County Council.

Minute No. 188

Next Meeting

Members were advised that the next meeting would be held on 15 February 2016 at 7.00pm.

The meeting finished at 9.35 pm.

Signed

Chairman

Date