

**Borrowdale Parish Council Minutes**

Minutes of the Bi-Monthly meeting of the Borrowdale Parish Council held in the Rosthwaite Institute on Wednesday 2<sup>nd</sup> October at 19:30

**Present:** Andrew Webb (in the Chair), John Bennett (Vice-Chair), David Hindmarch, Gary Metcalfe, Trevor Dowson, Sam Hicks, Gill Brocklesby,

**In Attendance:** Becx Carter (Clerk), D/Cllr Hillary Hope, Billy Bland (Borrowdale Resident), Andrew Thompson (Estates Manager North Lakes- National Trust)

**Apologies:** Nigel Dixon, Andrew Lysser (C/Cllr), Pete Barron (LDNPA Representative), Jeff Hall.

**1. Apologies for absence**

Apologies were received from the above-mentioned people

**2. Request for Declarations**

None received

**3. Declarations of Interest**

None

**4. Andrew Thompson- National Trust**

Andrew Thompson – Estates Manager for the North Lakes attended the meeting to enable the parish council to raise issues/questions about National Trust matters in general, but in particular regarding Housing. A summary of the discussions and any relevant actions are provided below:

- The main concern of the Parish Council regarding housing is about keeping the community viable, in the past prior to the housing boom National Trust properties were let to ordinary people with ordinary jobs, however since the property boom rents have increased in all properties including the National Trust however the rises in the National Trust properties rents appear to have become less affordable to local people who are employed in jobs within the valley.
- A specific example was raised where recently a 3 bedroom National Trust property was given to a local farm for use as a holiday let to help support the viability of the farm. The rationale/basis for this decision was queried, how is the decision made on if the farm is viable/not viable? Is the farm income considered?
- A councillor provided a specific example of National Trust rent being higher than other rents. A Home Group house in Rosthwaite (3 bed, large garden, 2 parking spaces) rents for £450 per month, the recent National Trust Property that came on the market in Stonethwaite (2 bed, small garden, 1 parking space) was £600 per month.
- The clerk confirmed that we had tried to get clarity on the number of people on the waiting list for houses within the parish, but this information is only available on a larger area basis i.e. wouldn't be accurate for housing need in Borrowdale.
- A query was raised about how many benefactors to the National Trust stipulate conditions for property usage. Andrew Thompson responded that this seems to fluctuate over time, there are individuals who bequeath properties/estates with criteria but some are less stringent or are bequeathed without conditions. The Parish Council felt that benefactors may have donated properties for social reasons without foreseeing a need to specify this, and their likely intentions should continue to be respected.
- Parish Councillors felt it would be useful to know which properties had conditions on them. Andrew Thompson confirmed that whilst it would take some time to gather this information together (as some of it is significantly historical) it was possible that this information could be provided. Andrew Thompson further stated that he does double-check any conditions etc on properties when they come up for rent to ensure compliance.
- Advertising of properties: Andrew Thompson confirmed they are advertised via the Keswick Reminder, and Right Move, he also confirmed he would be happy to send through any vacancies to the Clerk for display on the noticeboard, and inclusion on the Parish website.

- Andrew Thompson indicated that a revisit of the bequeathment conditions to look at them and potentially update them for today's markets maybe beneficial (alongside a dialogue with the community). He further states that there is a national policy for allocation of properties and if particular localities wish to add and develop protocols and regimes towards letting properties this can be done (there isn't currently one for the North Lakes).
- The issue of creation of new housing is also an issue, Borrowdale Parish Council have tried to identify potential sites for housing on a number of occasions but have had very limited success with this (One possible site has been discussed in the past but not come to anything). The National Trust haven't previously been included in the site finding process. Andrew Thompson confirmed he was happy to try and build this into the ongoing dialogue and have a look to see if there are any potential sites etc.

**Action: BC to include Andrew Thompson in the circulation of Borrowdale Parish Council Minutes to enable him to keep abreast of matters being discussed.**

**Action: Andrew Thompson to provide clarification on how National Trust rents are decided upon/reviewed.**

**Action: Andrew Thompson to provide a copy of the National Trust Housing policy to the Clerk for circulation to all Parish Councilors.**

**Action: Andrew Thompson to consider the above specific example and provide information on the general ethos/decision making process behind this.**

**Action: Andrew Thomson to send through a summary/database of properties within the Borrowdale Parish Council area that have bequeathment stipulations included on them, and where practicable provide a summary of the conditions.**

**Action: Andrew Thompson to forward any property vacancies to BC for display on the noticeboards/inclusion on the website.**

**Action: Andrew Thompson to consider/research any possible sites for new housing provision within the Borrowdale Parish Council area.**

#### ***Toilets:***

##### ***Seathwaite:***

- Andrew Thompson confirmed that the current regime in terms of opening/closing at Seathwaite is expected to continue (they are currently opened/closed and looked after by Peter Edmonson-Materials are funded by the donation box in the toilets).

##### ***Seatoller:***

It is understood that the the LDNPA want to relinquish their responsibility/liabilities for the toilets and hand them back to the National Trust in early 2014. Andrew confirmed that it is the intention of the National Trust to keep these toilets operational, and that they will be considering the various options of funding this over the winter 13/14 (Possibility of a similar system as Seathwaite).

##### ***Rosthwaite:***

Rosthwaite- It is intended to keep the status quo as it is, though there is some uncertainty on the cleaning side as it is unclear how long ABC intend to keep cleaning them. Andrew confirmed that the National Trust recognise there have been issues over the summer with blockages and that they are considering getting experts in over the winter to use cameras to inspect the underground drainage to establish the cause of these problems.

##### ***Lodore:***

Lodore- There toilets are not National Trust units, (and are currently shut) however Andrew did mention that if it came to it the National Trust may make a judgment based on community interest/greater good to try and step in and help with them (this would not be a decision that would be taken lightly).

##### ***Watendlath:***

The status quo will continue

This is an ongoing issue regarding the sheep feeders being sited on the footpath near New Bridge.

**Action Point: Andrew Thompson to pick this action point up with Penny Webb.**

**Hunting:**

This matter was raised by Billy Bland, there are a number of hunting fixtures planned in Borrowdale (16<sup>th</sup> November, 7<sup>th</sup> December) and Billy asked Andrew if he could guarantee that these would be drag hunts. It is Billy's understanding that it is the National Trusts responsibility to ensure that hunts are obeying their licenses.

**Action Point: Andrew Thompson to look into the Hunting matter.**

Andrew Thompson thanked the Parish Council for inviting him and confirmed that he would aim to have responses/comments to the above raised issues by the next Parish Council meeting.

**Action Point: BC to contact the environment agency to enquire as to why there is a pump in the river at Grange Bridge that appears to be filtering water.**

Andrew Thompson & Billy Bland left the meeting 20:07

**5. Approval of Minutes of the meeting held on the 22<sup>nd</sup> May 2013**

All members had received a copy of the minutes to read.

**Resolved:** The minutes of the meeting held on the 31<sup>st</sup> July 2013 were confirmed as a true & accurate record, and as such were signed by the Chairman.

**6. Action Reports/Updates from Councilors & Clerks**

Unless mentioned below all actions from previous minutes are deemed to have been completed.

6.i- Badminton Club- Progress has been achieved in that the works to the floor are now completed, once some additional repairs to the windows are completed it is hoped that the floor will be sanded and a court will be marked out for the Badminton Club.

**Action Point: DH/TD to continue working on this matter.**

6.ii- Borrowdale Toilets- Covered above

6.iii- Response to queries raised with the National Trust- Covered above

6.iv- SSSI @ Lodore Woods- the clerk has raised additional queries with both Natural England and the SSSI officer at Cumbria County Council, responses have yet to be received and the clerk will update the council at the next meeting.

**Action Point: Clerk to continue to work on this matter and report back at the next meeting of the BPC**

6.v- Bin in Grange- The fly tipping seems to have ceased, however there have been issues during the height of the summer with the frequency of bin emptying. This was reported to Robert (the area manager for this) and the frequency was increased to twice daily during the summer. AW & SH confirmed that there didn't seem to be any issues at the moment. GB asked for it to be noted that Rev Gay Pye would prefer for the bin to be removed as it is causing an eyesore.

6.vi-Red Phonebox @ Seatoller- The Clerk confirmed that she had contacted BT to report this issue. BT have confirmed that the Phonebox is now on the list for repainting the next time the contractors are in the locality (It is also a listed building!)

6.vii- Defibrillator in Rosthwaite- Neil Dowie has confirmed that there is a defibrillator sited at the Royal Oak Hotel and that he is trained to use it. However the area would benefit from more people being trained to use it. If

anyone is interested in becoming trained they should contact the Clerk who will put them in touch with the relevant parties.

6.viii-Definition of dwelling- This linked to the planning application for Foxwood Cottage- A definition of dwelling has been received from the LDNPA and this was read out at the meeting

6.ix- Seat at Grange Bridge- Trevor has spoken to Joe who has confirmed that he will repair it. However this hasn't yet occurred.

**Action Point: Trevor to contact Joe again on this matter, and if Joe is unable to do it FOC then to request that a quote be submitted for the works.**

## 7. Public Participation

### *Police Matters*

An update was received from the PCSO on any relevant police matters (there had been 0 incidents to report)

## 8. Borrowdale Road

Following the last meeting the Clerk contacted Cumbria County Council Highways & Transport to report the issue of buses chasing each other down the valley, and to raise the Parish Council's concerns about the increase in bus numbers having an impact on commercial sustainability. A response has been received from Mark Hodgkiss @ CCC stating that anyone with a PSV license could run a bus service and that Reays & Stagecoach are not subsidized so are running the services on a commercial level and as such Mark could not see any reason why there would be any impact on the winter services.

## 9. Broadband Update-

A letter has been received from Borrowdale Resident & Businessman Mr Dowie (and others) requesting parish council support for him to continue researching a potential way to improve the broadband access in Borrowdale by linking to the school's CLEO network.

**Resolved: Parish Council happy to support Mr Dowie in his project.**

**Action Point: Clerk to contact Mr Dowie and inform him of the parish council support and to request regular updates.**

## 10. Community Voluntary Projects

*An opportunity for suggestions to be received for projects/jobs that need done within the parish that can be accomplished by one/a group of parishioners*

Seatoller Fingerpost- There is a particular finger post in Seatoller (in the paddock of Seatoller House) that is covered in algae/growth and needs to be cleaned.

**Action Point: AW to approach Nigel Dixon to see if he would be willing to give the sign a quick clean as it is in his paddock.**

Community Payback- A letter has been received from the Community Payback manager regarding the potential help/work/support that the community payback team can offer for the cost of materials.

**Action Point: BC to contact the team to ask if they would consider visiting the valley to cut back overgrowth, and scrape up soil leaf mould & weed removal on footpaths along the Borrowdale Road.**

## 11. Correspondence Received

Unless otherwise minuted the Parish Council did not wish to respond/action any of the correspondence received

Juliet Hoggar- Clerk to respond to Juliet and thank her for her offer of help and to let her know we will be in touch if/when we get to parish planning.

**Action Point: BC to contact Juliet.**

Derwent 7 Transport Representative- No councilors wish to stand as a representative on this group

Dog Fouling Stencils- The Parish Council didn't feel there were any locations that required stencils.

Great North Air Ambulance- The Parish Council didn't feel that they were able to offer any financial contribution at this stage

CALC Agenda items for Parish Meeting- It was suggested that the issue of the over proliferation of buses during the summer period and road conditions be added as agenda items.

**Action Point: BC to action the above.**

## 12. Finance

**KCS Credit Account Creation-** This was an ongoing action following the internal audit. The relevant forms to set this account up were signed by the Chair

**Action Point: BC to check that U Compute is not more competitive on pricing before using the account.**

**BDO Annual Audit-** The council has received its audit back from BDO and the Borrowdale Parish Council had passed its audit, and no queries were raised.

**Resolved: Parish Council unanimously voted to approve and accept the Annual BDO Audit.**

The following items were authorized for payment and all cheques were signed by two signatories.

Chq Ref	Supplier	Total
16	BDO Annual Audit	£120
17	Clerks Expenses	£104.11
	<b>Total</b>	<b>£124.11</b>

## 13. Planning Matters & Consultations to Respond to:

*High Pow Wind Farm-* The Council felt that as this was not a planning application falling with the Borrowdale Parish Council area (or an adjoining parish) that it was outside of their remit and as such felt that the could give no response.

*Derwent Barn, Grange-* The Parish Council had no comment to make on this application

*Lodore Falls Hotel- Enforcement Issue re positioning of the Gazebo & boundary concerns*

Following the July Parish Council meeting the clerk contacted Julia to reiterate that the council would still like enforcement action to be taken in particular regarding the siting of a shed. Julia responded and this response was circulated via email to all councilors for reading prior to this meeting.

**Resolved (4 attending councilors in support): That AW write a response stating that the Parish Council would like the decision to not enforce the breach of planning to be reconsidered, and to include in the response that there is a growing lack of confidence in the planning system.**

**Action Point: AW to provide a written response to BC by the close of play on Thursday 3<sup>rd</sup> October. BC to forward the response to Julia.**

## Consultations

Unless detailed below Borrowdale Parish Council had no comment:

-Managing Radioactive Waste Safely (MRWS)- A summary of the consultation document had been circulated to all councilors to read.

**Resolved: That the Borrowdale Parish Council are against the changes proposed in this consultatoin until they can provide independent evidence on the safe locations within England to site a repository then this should go no further. The process should be that the safe locations are found and then communities are convinced to have the repository.**

**Action Point: BC to draft a response to the questions raised in the consultation and circulate to all councilors for consideration in advance of the November meeting.**

#### **14. Reports back from linked groups**

*Grange Lampposts-* The search for funding goes on, JH & BC to complete an application for a small amount of funding from the Local Committee

**Action Point: BC & JH to action**

*Derwent 7-* No one wished to be a representative at the upcoming transport meeting- BC to provide an update on the Derwent 7 at the next meeting

**Action Point: BC to update the Borrowdale Parish Council on the work of the Derwent 7 at the next meeting**

*Borrowdale Whole Valley Planning-* No update received, and given the recent circumstances around the sad passing away of Stephen Relph, and Terry McCormick's departure from ACT it is thought that this group maybe having a 'pause'

#### **15. Upcoming event dates.**

LDNPA North Distinctive Area Evening Meeting- JB would like to attend

**Action Point: BC to book JB a place on this event.**

#### **16. Councilor Matters**

None

#### **17.Date & Time of next meeting**

Wednesday 27<sup>th</sup> November

The meeting closed at 21:04