

Borrowdale Parish Council Minutes

Minutes of the Bi-Monthly meeting of the Borrowdale Parish Council held in the Rosthwaite Institute on Wednesday 24th September 2014 at 19:30

Present: Andrew Webb (in the Chair), David Hindmarch, Trevor Dowson, Gill Brocklesby, John Bennett,

In Attendance: Becx Carter (Clerk), Thomas Burditt (General Manager, North Lakes), Billy Bland, Pete Barron (LDNPA)

Apologies: Gary Metcalfe, Sam Hicks, Mr J Hall, C/Cllr A Lysser

73/14 Apologies for absence

Apologies were received from the above-mentioned people

74/14 Request for Declarations

None received

75/14 Declarations of Interest

None

76/14 Approval of Minutes of the meeting held on the 30th July 2014

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

Resolved: The minutes of the meeting held on the 30th July 2014 were confirmed as a true & accurate record, and as such were signed by the Chairman.

77/14 National Trust Issues- Thomas Burditt

Thomas Burditt attended the meeting to discuss issues that Borrowdale Parish Council have raised over the past 18months:

- Housing Policy & Rent rates
- Acquisition of property
- Toilets

Housing Policy & Rent Rates

The main issue that has been discussed but not yet clarified is, would the National Trust class themselves as a 'Significant Housing Provider' within the Borrowdale Parish.

Mr Burditt clarified that the National Trust as a charity have to use fair market rent for their rental properties, and ensure that they fit with their charitable objectives. The rent for properties is set by fair rent officers, which are external and independent.

Within the National Trusts 'Policy Statement House Letting Policy' there is a clause that covers the situations where obtaining the fair rent and what the market can sustain where the National Trust own a 'significant proportion' of the housing stock. The house letting policy doesn't specific what is meant by a 'locality' or 'significant proportion'.

If the feeling of the parish as a representative of the community is that they meet the clauses within the house letting policy then potentially there could be a case to be made. There are two clauses where a case could be made for the Borrowdale area:

"Where the Trust identifies itself as a significant housing provider...

- Where the Trust owns a significant number of houses which are a high proportion of the available housing in a particular locality, and
- Where there is a reliance on Trust housing to meet the social needs of the community"

Mr Burditt confirmed that the National Trust looks at its 'properties' across a much wider area than the Parish Council may consider to be a locality e.g. the North Lakes Area. However the house letting policy doesn't specify that this has to be the case so there could be a discussion to be held. For the area in which Borrowdale sites, It is the understanding of Mr Burditt that the last assessment of the area was finalized in approximately Autumn 2013, at this time the National Trust didn't identify themselves as a significant housing provider in this area.

The second clause is where there is a reliance on the National Trust to meet the social needs of the community. The parish council confirmed that no consultation on this assessment had been received at any point in the past 3 years.

Mr Burditt offered if the parish council wanted him to he would do some further research into how 'locality' is defined.

Action: Mr Burditt to look into this and get back to the Clerk with the information for circulation.

Following receipt of the above information Borrowdale Parish Council will make a decision on if to proceed with making a case for 'reliance on the National Trust to meet social needs of the community'.

Acquisition of property

Mr Burditt confirmed that the National Trust acquire properties in three ways:

- Buying/Acquisition as part of larger estates e.g. purchase a farm which comes with a farm house/estate with workers accommodation on it etc.
- Gifted it- Where the property itself is gifted to the National Trust
- Financial Bequest- Where money is left to the National Trust for a specific purpose e.g. the acquisition of x property (bequests can have conditions attached to them).

Mr Burditt confirmed the following origins of the property with the Borrowdale Parish Council area, all other property was acquired through land purchasing etc:

| Gifted | Bequested |
|------------------------------|--|
| Peace Howe – in 1917 | Low Park Wood- In 1947 |
| Cockshott Wood- in 1925 | Stonethwaite Farm-In 1965 |
| Rampsholme-in 1929 | Croft Farm, Stonethwaite- In 1965 |
| Land by Leathes Head-in 1938 | Stonethwaite Fell Pasture- In 1965 |
| St Herberts Island-in 1951 | Stonethwaite-Other Land-In 1965 |
| Longthwaite Farm-in 1976 | Stonethwaite-cottages-In 1965 |
| Yew Tree Farm- in 1976 | Stonethwaite-Firth Wood- In 1965 |
| Yew Tree Farmhouse- in 1976 | Stonethwaite Fell- In 1966 |
| | Part of Riggside Farm- In 1967 |
| | Nook Cottage- In 1978 |
| | Raingauge Cottage, Seathwaite- In 1982 |
| | The Bield- Grange- In 1993 |
| | Moor Farm- in 1996 |
| | |

Mr Burditt confirmed he had looked at a random selection of the above files including The Bield Grange, Nook Cottage, Rain Gauge Cottage, Stonethwaite Farm, Yew Tree Farm, Longthwaite Farm and not of the these had any written conditions attached to them. Mr Burditt confirmed that if anyone from the Parish Council wished to go and view these files they would need to contact linda.bowden@nationaltrust.org.uk .

The Parish Council noted that whilst they may not be written clauses on the files of the above properties the Parish Council feel that people may have left property/funds to the National Trust on the assumption they would be used to house local people.

Selection of tenants for National Trust Properties

Mr Burditt confirmed that as per their 'House Letting Policy' they consider a number of criteria when selecting tenants for properties and this includes the priorities of 'people in local employment, commitment to the local community, family in the locality etc'. When a property comes up for rent it is advertised at the lower end of the fair market rent bracket and then people bid for the property, Mr Burditt confirmed that in a situation where there was a high bidder with no local connections versus a local person the property would in all likelihood in compliance with their letting policy be given to the locally connected person.

A specific question was raised regarding the issue of Nook Cottage and the fact that when it most recently came up for re-rental (approx. 18months ago) it was given to Nook Farm to 'support the sustainability of the farm' and is now being used as a holiday cottage (in contravention of the house letting policy).

Action: Mr Burditt to look into the specifics of the case of Nook Cottage and confirm the rationale for this decision to the clerk for circulation to the parish council.

Mr Burditt in response to a question confirmed that the National Trust don't means test farms, but they do conduct regular farm rent reviews (there are a number of these being worked on currently).

The clerk confirmed that based upon the most recent Housing Needs Survey there were 21 socially rented properties within Borrowdale Parish area, and 26 private rented. Making a total of 47 rented properties within the area, Mr Burditt confirmed that the National Trust owned 16 of these which equates to 34% of the rental stock within the area.

Action: Clerk to confirm via Cumbria Rural Housing Trust which category the National Trust would fall into (Social or private rented).

National Trust Revenue Streams

Mr Burditt confirmed that at the moment the National Trust localities receive apportioned funds from membership fees which are based on number of visitors through a turnstyle within the area e.g. Wordsworth House. Which may not be fair methodology. There are changes afoot to look at putting membership card scanners on to parking machines to try and improve this apportionment methodology.

Toilets

Mr Burditt confirmed that the National Trust is committed to keeping Seatoller & Rosthwaite Toilet facilities open.

Borrowdale Parish Council noted this information and stated that this was very reassuring and much appreciated.

It was further confirmed that under National Trust management there has never been a premium charged on the car parking at Rosthwaite due to the proximity of the toilets (indeed the National Trust have only taken over the Rosthwaite toilets in the very recent past 18 months or so) and the issue of parking charges is historic.

Mr Burditt requested Parish Council support to speak with ABC to request that they relocate the bin back to its original site, or that they agree to empty it regularly in its new position.

Action: Clerk to liaise with Mr Burditt on this matter.

Green space for community use/linked with Village Hall

A proposal was put to the National Trust that whilst the negotiation for new tenants at Yew Tree Farm is ongoing could consideration be given to donating a piece of the field that surrounds the Village Hall to the Village Hall Committee for use with the institute e.g. for outdoor space, but also to provide a parish green space where children can play etc.

Action: Mr Burditt to look into this as a possibility and report back to the Clerk for circulation to all councilors

Action: BC to agenda National Trust issues for the November meeting for an update.

78/14 Actions Reports/Update from Councilors & Clerk

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

6.i SSSI Lodore Woods- The clerk has now received copies of Land Registry maps for the title numbers from the initial search. One of these maps covers part of the area of the SSSI in question, however more research is need to identify any potential owners of the remaining area.

Action; Clerk to continue work on this matter.

6.ii- Vodafone Rural Sure Signal Programme- The Clerk confirmed that responses had been received to the questions raised at the July meeting:

- What impact does the installation of a device have on the broadband speed at the host property? None- Vodafone will install a dedicated line for each Open Sure Signal Unit (and cover the costs associated)
- Radius does it cover? Up to 500m of 3G coverage to those that use Vodafone units
- Cost to the applicant community? Approximately £30 per year per unit
- How should the speed tests be conducted? Visit speedtest.net and provide the information from here.
- What permissions are required? Addresses & Signatures of property owners/landlords on the application form
- Weather tight? Yes

Resolved that subject to the clerk checking on the right of withdrawal from this application process that an application should be submitted on behalf of Borrowdale Parish Council area, and that if successful the cost of running the devices would be precepted for in 15/16.

Action: Clerk to contact relevant people for speed test information, and landlord/owner details.

Action: Clerk to submit an application for this programme.

6.iii- Football pitch/sports field rental- Clerk reported that no rental had been paid in the recent years. Hopefully this issue maybe dealt with by the National Trust considering donating some land to the Village Hall.

Action: Clerk to continue research into when rental was last paid.

79/14 Public Participation

Police Report- No Police report was received.

Hunting-Mr B Bland raised the ongoing issue of hunting within the area.

Resolved that the clerk contact the National Trust and ask for a list of approved fixtures within the Borrowdale Parish Council area that have been granted a license.

Action: Clerk to action the above, and also write to the National Trust & the Police to remind them about their obligation for licensing and ensuring actions take place within the law. Request further information on how they ensure compliance with the license conditions.

Action: Clerk to agenda' the matter for the November Parish Council meeting.

80/14 Highways & Transport Matters

The clerk informed the meeting that she had received a voicemail from C/Cllr Lysser stating that some additional funding had been given to Cumbria County Council and he was working with them to ensure that some of these funds were spent on repairs to the Watendlath Road which is in a very bad state of disrepair.

Speed Limit- CCC have notified Borrowdale Parish Council that they have scrapped the proposed increase in speed limit on the B5289 from 40 to 60mph. There will be a slight alteration in where the 30mph zone starts at Keswick.

81/14 Broadband

No matters to report

No suggestions were received

83/14 Correspondence.

Unless listed below all correspondence listed on the agenda is noted as having been received by no action was required.

-Derwent 7 Transport Sub Group Minutes- These included a summary of a presentation by Emma Moody of the LDNPA who informed the meeting that subject to a scheme being successful this year in Windermere they would be applying for capital funds to consider transport solutions in the Borrowdale/Keswick corridor in 15/16. Initial thoughts implied this might include looking at funding for an offroad cycle route down the Borrowdale Valley. It is likely that there will be further detailed consultation on possible ideas for this over the coming year.

83/14 Finance

a) Accounts for payment

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

| Chq Ref | Supplier | Total |
|----------------|--------------------------------|----------------|
| | Becx Carter- Salary | £474.22 |
| | HMRC-PAYE | £118.60 |
| | Becx Carter- Expenses | £27.70 |
| | Cumbria Payroll Services | £14.00 |
| | VAT Repayment to the Institute | £256.99 |
| | Total | £891.51 |

Action: Clerk to process the above payments

b) Completion of Concurrent Grant Form 13/14

Resolved that the clerk complete this a Nil return

Action: Clerk to complete the above

c) CCC Grant completion of paperwork for transference from Street Lights to Institute Fund

The Clerk informed the meeting that the paper work (project plan & quotes) to support the movement of this remaining £2k from the Grange Street Lighting Project to the Institute renovation/feasibility fund is still outstanding.

Clerk noted her concerns that this was still not resolved.

Action: JB to speak with Jeff Hall on his return from holiday and get back to the Clerk ASAP either with the relevant paperwork or to confirm that the money will be returned to CCC.

84/14 Planning Matters & Consultations

Planning Applications for Consideration

Ref: 7/2014/2197
Location: Derwent House, Borrowdale, Keswick, CA12 5UY
Proposal: Addition of, and alterations to, windows to north elevation at ground, first & second floor levels, enlargement of porch to rear and the use of its roof as a terrace with associated balustrading and replacement of window with a door at first floor

Resolved that Borrowdale Parish Council had no objections or comments to make on this application.

Action: Clerk to submit the above comments

Planning Decisions

The following decisions were noted:

Mary Mount Hotel 7/2014/2191- First Floor Extension to Four Oaks bedroom block- This application has been WITHDRAWN

Planning Matters for monitoring

7/2014/2191 & 7/2010/2110 Timber Building at Yew Tree- This is now included in planning application 7/2014/2191 and if the application is granted then the enforcement notice would probably be withdrawn. If the building were not acceptable as a garden store then the LDNPA would proceed to formal action if it were not removed swiftly,.

Action: Clerk to chase up what is happening with this application.

85/14 Complaints Procedure for consideration & adoption

A draft copy of the proposed complaints procedure had been circulated to all councilors prior to the meeting.

Resolved that the proposed complaints procedure be adopted and were signed as such by the Chairman – All present were in favour

Action: Cllr Webb to upload a copy of this document to the Borrowdale Parish Council website

86/14 War Memorial

Cllr Webb raised a suggestion that Rev Gay Pye has suggested purchasing 10 of the ceramic poppies after they leave the Tower of London to commemorate the 10 men that died from Borrowdale Parish Council during WW1. Cllr Webb suggested that the parish council make a donation towards this (£25 per poppy).

Resolved that the parish council didn't feel this was an appropriate use of council funds. And if people wanted to donate they should do so from their own personal funds.

87/14 Reports back from Linked Groups

Derwent 7- The Clerk informed the meeting that at the most recent Derwent 7 Meeting (22/9/14) the issue of Valley Planning was discussed, and that the LDNPA are going to start consulting on the Borrowdale & Bassenthwaite Plan in the coming months. A full copy of the Derwent 7 minutes will be circulated to all for information in due course.

Action: Clerk to circulate D7 minutes to all

88/14 Councillor Matters

Seat at Grange- This appears to have been damaged again and is unsafe.

Action: Mr B Bland to asses this seat and if possible fix the unit and invoice the parish council

Mr P Barron retirement from the LDNPA

Action: Clerk to write to Mr P Barron and thank him for all his work and support.

89/14 Date of Next Meeting

Wednesday 26th November 19:30 at the Rosthwaite Institute.

The meeting closed at 21:22