**Broughton Parish Council**

A meeting of Broughton Parish Council was held at Little Broughton Village Hall on Tuesday 28th June 2016 at 19:00

Present: Cllr Sue Hannah(In the Chair), Cllr Steve Hannah, Cllr John Wilson, Cllr S Anderson, Cllr M Weir, Cllr J Sewell, Cllr M Bradley,

Attendance: B Carter (Clerk), A/BC Cllr N Cockburn, C/CC Cllr A Clark, Mr Carl Jackson (Member of the public)

Apologies: Cllr M Richardson, Cllr A Carruthers, Cllr R Mawdsley, A/BC Cllr J Farebrother, PCSO Alexandra Ostle

**111/16 Apologies for absence**

Received and noted from the above named persons

**113/16 Chairman’s Announcements**

Cllr Sue Hannah updated the meeting on a number of matters:

*Millennium Gardens-* Volunteers have started with the weeding etc and a rota has been set up going forward, there is an issue with Mares Tail which it is hoped Mrs J Hobden (a volunteer) maybe able to help with on her return from holiday.

**Action: Cllr S Hannah to continue working on this matter.**

*Soddy Gap-* CCC are currently minded to refuse the Right of Way application, as they claim there is insufficient evidence to prove a period of continued unobstructed but adverse usage for 20 years prior to 1995. Over 80 evidence forms have been submitted todate, and 6/8 people have been interviewed.

Cllr Sue Hannah informed the meeting that additional evidence forms were in the process off being completed by other concerned village residents.

It was noted by councillors that if the CCC are asking for people to confirm they used the exact rights of way as on the map this is a difficult question to answer as the R of W on the site moved around depending on where the open cast mining was working at the time.

**114/16 Requests for dispensations & declaration of interests**

1. *Requests for dispensation*

None

1. *Declarations of interests*

None

**115/16 Minutes of the last meeting (17th May 2016)**

All councillors present were in favour of the minutes of the meeting of the 17th May 2016 being accepted as a true and accurate record. **Resolved** by all present that the minutes be approved. The chair signed the minutes accordingly.

**Action: Clerk to upload minutes to the website**

**116/16 Public Participation**

Mr C Jackson raised a number of issues with the Council:

-Replacement/rebuilding of the fallen wall at Nook Allotment- Cllr Sue Hannah confirmed that this issue was being considered later on the agenda.

-Mr C Jackson asked for clarity on who owns the Lonin along the top of Nook Allotments. The Council confirmed that it was not Council land.

-New Shed on the Mr C Jackson’s Site- **Resolved** that the Council approved Mr C Jacksons request to replace his damaged green house with a breeze block structure on the existing concrete foot print with a wooden roof. On the condition that the structure is removed if the tenancy is terminated.

**Action: Clerk to write to Mr C Jackson to confirm this decision. Mr C Jackson to sign a copy of the letter as an appendix to his tenancy.**

**116/16 Applications for Co-option (1 vacancies)**

No Applications were received.

**117/16 Police Report**

**Resolved** that the report noting 0 incidents be received.

**118/16 Update on matters arising from the minutes of the meeting 22nd March 2016**

**i)Broughton Lodge/Soddy Gap**.

Cllr Sue Hannah gave an update on this above. Following extensive further discussions it was **resolved** by all present that Broughton Parish Council once again write to the vendor of the land and ask that the area of land known as Soddy Gap & the Ponds be transferred to Broughton Parish Council as a community asset to pay back the community for the tolerance and support of the open cast & mining activities on the site in-line with the Broughton Lodge Management Plan. In the absence of a gratis land transfer the council authorised an offer of up to £5000 to purchase this area of land (including ALL costs).

**Action: Clerk to draft a letter for approval by Cllr Sue Hannah prior to sending to Haworth Estates**

**Resolved** by all present that further research is undertaken in support of the application to register the R of W across this land including:

* Research the old Rights of Way/Roads/Rights of access across the site.
* Look at the old OS maps for the area (and obtain copies where possible)
* Obtain a copy of the original planning application/reinstatement plans for the site
* Research formal variations of R of W/Permissive Routes/Roads etc

**Resolved** by all present that a budget of £100 be attached to the searches at the National Coal Registers in London to support this application.

**Action: Clerk to undertake the necessary/relevant research up to the maximum budget amounts. Any increase on budget to be approved by the Council prior to expenditure.**

**Resolved** that the Clerk ask for guidance from CCC on the implications of the fact that the routes across the land have changed during the open cast working period to prevent members of the public/workings coming into contact with each other. Also refer to the Broughton Lodge Management Plan/Woodfuel WIG application and the fact it refers to permissive paths etc after the reinstatement following coal mining.

**Action: Clerk to pursue this issue with CCC.**

**Action: Clerk to send a copy of the map of the relevant area to Cllr J Sewell.**

**ii) Parish Land Registration**

The Clerk informed the meeting that the application to register Bulling Meadow has now been submitted to the Land Registery.

**Action: Clerk to agenda prioritisation of other land areas for registration for the July Meeting.**

**Resolved** that it be noted that the area of Bulling Meadow is registered as a Village Green (as is Welfare Field).

**Action: Clerk to look into the implications of this registration.**

Cllr S Anderson raised concerns relating to the boundary hedge between 75 Ghyll Bank and Welfare Field (adjacent to the Playarea fence), it is locally understood that the developer intends to remove the hedge. **Resolved** that the Council are concerned about the possible removal of this hedge.

**Action: Clerk to raise concerns regarding this with ABC (the landlord).**

**iii) Cemetery Extension at Christchurch**

The Clerk informed the meeting that she had been in contact with Persimmion who were looking into the issue.

**Action: Clerk to once again pursue this with ABC Planners & Estates in conjunction with Persimmion Homes.** In particular, with reference to the fact that Broughton PC believe there may be pressure from other angles for the land to be used as something other than a Graveyard/Cemetery extension. Broughton PC are keen to see this land transferred and adopted for future use as a Graveyard, particularly in light of the fact that the space available in the current Graveyard is reducing rapidly.

**Action: Cllr J Wilson to speak with Norman Marshall re the Church’s Graveyard returns.**

**119/16 Clerks Matters**

A Clerks report had been received by all councilors in advance of the meeting.

*192.10 Access at corner entrance to Welfare Field Play Area-*

These works have now been undertaken by Mr I Black. **Resolved** by all present that this work once again had not been completed to a suitable standard and that no invoice would be paid until a satisfactory result was obtained. Cllr S Anderson to meet with Mr I Black to address these issues.

**Action: Clerk to email Mr I Black and ask him to meet with Mr S Anderson to discuss a way forward.**

**120/16 Play area**

*Play area Inspection Results-* **Resolved** that the result of the Play area Inspection be noted as received, and that a quote be obtained for the repairs to the surfacing in the Play area.

**Action: Clerk to review the outcome of the Inspection for any necessary actions.**

**Action: Clerk to request a quote from Playdale for the resurfacing works. In addition Clerk to request a quote to resurface the area under the ‘right hand swing when viewed from Welfare Field’ to ensure that it is at a correct height/camber to prevent the on-going drainage issues.**

**Action: Clerk to agenda for the July meeting for consideration & approval**

**121/16 Reports from visiting councillors**

*C/CC Cllr A Clarke-* Provided a verbal update to the council on a number of issues including the allocation of his funds for this year, and the fact that NUGEN are looking at options for the amelioration of the Great Broughton/Brigham Junction. A/BC Cllr N Cockburn informed the meeting that Highways England were currently in the process of having technical drawings created for a roundabout (which was the evidential option that was proven in 2014).

Floods- C/CC Cllr A Clarke informed the meeting that he had recently attended the presentation of the draft flooding report for Cockermouth, where one of the options mentioned by members of the public was the removal of Gote Bridge to provide a single span bridge. A/BC Cllr Cockburn confirmed this was not one of the options as far as she was aware that was included in the final plan. A full survey of the Derwent from Source to Sea is going to be undertaken before options are considered.

*A/BC Cllr N Cockburn-*

Broughton Lodge Site- The Gate from Limefoot Road needs to be repaired.

**Action: Clerk to pursue this.**

Community Emergency Planning- Cllr N Cockburn informed the meeting that Val Aires/Lizzy Shaw would like to attend a future Broughton PC meeting to provide a presentation on this subject.

**Resolved** that they be invited to the July meeting.

**Action: Clerk to issue an invitation and prepare an agenda accordingly.**

*Storey Homes Consultation* Cllr N Cockburn raised this matter which is covered elsewhere on the agenda.

**101/16 Allotments**

1)Repairs to the Allotment Wall

Two quotes (£7000 & £12,840) have been received following meetings with Cllr S Anderson/Cllr Steve Hannah, no other parties have expressed an interest in quoting.

It was noted that despite being asked to quote for 9inch bricks Mr J Dobie had quoted based on 6inch bricks, Cllr S Anderson informed the meeting that this would not cause a structural issues.

**Resolved** following a robust discussion that the contract for works be offered to Mr John Dobie as the best value quote, for completion by the 20th September. Mr John Dobie to attend a meeting with Cllr S Anderson & Cllr Steve Hannah PRIOR to the commencement of works to ensure that all parties are clear on exactly what is required.

**Action: Clerk to write to Mr John Dobie conveying the above decision and requesting a meeting be organised.**

**Action: Clerk to write to Mr P Hodgson thanking him for his quote.**

**Action: Clerk to write to all affected tenants requesting that they make the upper boundary of their allotment available for access during the working period.**

1. Review of Allotment Agreement/Joining of Allotment Association

A draft tenancy agreement as prepared by the Clerk, Cllr S Anderson & Cllr M Bradley had been circulated to all councillors prior to the meeting.

**Resolved** that the draft tenancy agreement be sent with a covering letter to ALL allotment holders in before Mid July with a deadline for comments to be received by the Clerk by the end of August. A collation of all comments/revision of tenancy agreement to be undertaken prior to the September 2016 meeting.

**Action: Clerk to draft a covering letter for the draft tenancy agreement to be approved by Cllr S Anderson & Cllr M Bradley prior to sending. Letter to include the positive benefits of this new tenancy and to continue to encourage tenants to dispose of any hazardous waste via the freely accessible channels.**

**Action: Clerk to distribute a copy of the tenancy agreement to all tenants by Mid July.**

**Action: Clerk to prepare a paper on the Allotment Running Costs for consideration at the July/September meeting.**

1. Clearance of Asbestos

The Clerk informed the meeting that West Coast Thermal had attended the sites and provided a quote of £800 for the removal of the asbestos from the roofs of the two sheds. Since the site visit the upper part of Plot 1 Nook has been weed killed/strimmed and more asbestos/waste has been found that needs to be cleared prior to the allotment/s being offered for tenancy.

**Resolved** that the Clerk organize the clearance of all waste metal/plastics/tyres/sofas from these two sites up to a max budget of £2000

**Action: Clerk to proceed with this.**

**Action: Clerk to table a quote for the sub-division of Nook 1 & Coldgill 1 at the July meeting for approval.**

1. Request from the Scout’s that the area above their plot be surfaced as a car park

**Resolved** by all present that the Council did not want to surface this area as a car park and that the council would actively discourage any further fly tipping on this location of ‘hard core/scrapings’ and further more that the Council would discourage anyone other than tenants entering the allotment site as there is no official ‘road’ on the site. In addition the council noted the concerns raised by local residents regarding the parking problems that are present during Scout events held on the Allotment Site.

**Action: Clerk to look at the deeds of sale to the Scouts regarding the access provision.**

**Action: Clerk to write to the scouts conveying the above decisions and raising concerns relating to the inconsiderate parking from parents of Scouts during the usage of the Scout Plot in particular around the blocking of the exit of the road that runs to the rear of the Coldgill Avenue houses (which is a one way route).**

**Action: Signs to be erected on both sites discouraging the tiping of hardcore/building waste in any location without the express written permission of Broughton Parish Council.**

The Clerk informed the meeting that despite an approach by Broughton Parish Council to Rod Erlston of 1st Great Broughton Scouts the group would not be interested in ‘swaping’ plots.

Relating to the parking issue that occurs during scout events **resolved** by all present that the Clerk check the planning permissions for the new properties on Coldgill Avenue to ensure that all planning conditions relating to the frontage of their curtilage (Pavements etc) have been complied with.

**Action: Clerk to pursue these matters.**

1. Allotment Management Training Course

The Clerk informed the Council that a training course is offered by the National Association of Allotments & Market Gardens on the Management of Allotments which maybe beneficial to this council. (£160 in Leeds in November)

**Resolved** that the Course information be passed to Cllr S Anderson & Cllr M Bradley and the matter re-agenda’d for the July meeting for a formal decision.

**Action: Clerk to action the above.**

**123/16 Parish Maintenance**

*Mollys Bridge*

**Resolved** that no action be taken on this at this stage, the bridge appears to be in an acceptable condition.

**124/16 Highways Matters**

1. Highways England Request For Evidence.

**Resolved** by all present that a response be submitted to this raising concerns about the A66 junction for Great Broughton.

**Action: Clerk to submit this response**

**Action: Clerk to circulate this paper to all councillors for individual submissions as well if people wihs.**

1. Road Safety in the Village

Following the recent near miss between a child and a Car on the Church Meadows estate a meeting was held in the school to discussion highways concerns regarding the footpath across the road at Church Meadows and other road safety issues. During the meeting at the School CCC Highways suggested a ‘red rumble strip’ could be used to warn/slow drivers but funding would need to be obtained for this.

Cllr M Bradley suggested an application be made to the Health & Well-being funding held by the CCC.

**Resolved** that it be noted once again the disappointment and anger felt by Broughton Parish Council that this Road Safety issue as flagged up by the Council and the Police prior to the housing development commencing, and regularly since has not been address. This footpath requires a crossing & warning signs, despite repeated efforts no action has been taken.

**Action: Clerk to approach Val Aires to check on the eligibility critieria for this funding**

**Action: C/CC Cllr A Clarke to look into this matter and report at a future meeting.**

C/CC Cllr A Clarke informed the meeting that Mr E Nicholson had, had the Great Broughton Main Street 20mph approval removed from a recent committee meeting.

**Action: Clerk to pursue this matter with the relevant teams to ensure that this consultation supported by evidence is on the next relevant meeting agenda for approval and implementation.**

**125/16 Correspondence**

Unless otherwise noted below the council **resolved** that no response was necessary.

*Street Light at Church Meadows*

**Resolved** by all present that the removal of this dangerous light was acceptable provided that sufficient light remained in the area to make the steps/ramp safe in darkness hours.

**Action: Clerk to convey this decision to Mr D Bryden at ABC.**

**126/16 Planning Applications for consideration.**

**Ref: 7/2016/0267**

Location: Dolvera, Moor Road, Great Broughton Cockermouth

Proposal: Variation of Conditions 2 & 5 on planning approval 2/2015/0135

**Resolved** by all present that the council had no comments with regard to this proposal.

**Action: Clerk to submit these comments**

**Ref: 7/2016/0185**

Location: 91 Main Street, Great Broughton, Cockermouth

Proposal” Revised layout to show off-site parking provision for host dwelling & amended description

**Resolved** by all present that the Council had no comments with regard to this proposal

**Action: Clerk to submit these comments.**

**127/16 Planning Decisions**

**Resolved** that the below decisions be noted as received.

|  |  |  |  |
| --- | --- | --- | --- |
| **Ref** | **Location** | **Proposal** | **Decision** |
| 2/2016/0157 | Lee-Rigg, Moor Road, Great Broughton | Erect a fence in front garden behind existing wall | Approve |
| 2/2016/0185 | 91 Main Street, Great Broughton | Outline application for a single storey dwelling | Approve |
| 2/2016/0274 | Rigg Top, Coldgill Avenue, Great Broughton | Proposed balcony area to rear | Approve |

**128/16 Finance**

1. *Payments of accounts*

|  |  |  |
| --- | --- | --- |
| **From** | **Reason** | **Amount** |
| Becx Carter | Expenses | £141.56 |
| Becx Carter | Salary (Via SO) –May | £307.28 |
| HMRC | PAYE- May | £76.80 |
| Stamper | Gravel Clearance Access | £3000 |
|  |  |  |
| Derek Tolson | Tarmacing Welfare Field Track | £7788 |
| Alan Nelson | Fencing & Clearance works 1 Nook | £760 |
|  |  |  |

**Resolved** by all present that the above accounts be paid, they were signed by two signatories (Cllr J Wilson & Cllr M Bradley)

**Action: Clerk to process the above payments once the below Bank Mandate has been processed.**

1. *Bank Mandate Completion*

**Resolved** by all present that Cllr M Bradley be once again added to the Broughton PC HSBC Accounts following HSBC ‘loosing’ the mandate change form

**Resolved** by all present that Cllr S Anderson be added to the Broughton PC HSBC Accounts as an additional signatory

The relevant form was completed and signed by all present at the meeting.

**Action: Clerk to provide a covering email to Cllr M Bradley & Cllr S Anderson to take into HSBC Keswick with their ID for the adding of them to the Bank Account.**

**Action: Clerk to chase this up with HSBC w/c 3rd July to confirm all necessary steps have been completed.**

**Action: Cllr M Bradley to attend HSBC Keswick on Thursday 30th June & Cllr S Anderson to attend HSBC Keswick on Friday 1st July to provide relevant photo & address ID’s.**

1. *Approval of Bank Reconcilliation and spend against budget reports*

**Resolved** by all present that these reports be received as true and accurate records.

1. *Pay Scales Judgement for the Clerk for 2016-17*

**Resolved** that it be noted that the Payscales judgement shows a salary increase of £42.93 gross for the Clerk

**Action: Clerk to notify the PAYE company of this and organise payment of the additional (NET) amount by cheque at a future meeting to reduce the administration of altering the SO.**

**129/16 Consultations for consideration & response**

*Storey Homes Consultation for 65 New Dwellings at the Rear of Broughton Park.*

**Resolved** by all present that Broughton Parish Council strongly object to this proposal for the following reason:

* Access & Egress Issues – There are no appropriate routes for the additional 130/180 cars that would be associated with this estate, access to the A594 via Priests Bridge is a dangerous junction, additional traffic driving via Little Broughton is a road safety risk, and serious concerns have been raised for many years regarding the safety of the A66 junction over Broughton Bridge. Any additional vehicular pressure would exacerbate the existing issues.
* The Site is not in compliance with the land allocations as per ABC Local Plan Part 2
* Serious concerns regard v ing the impact this would have on Broughton School which is already at a comfortable capacity. Serious investment would need to be provided into the school for expansion to enable extra capacity to be provided. Broughton Parish Councils would not support a development that involved the transportation of young people out of the village to access education.
* Concerns regarding both sewage (the system in this area is already at capacity), and surface water drainage .
* Concerns relating to the extensive range of wildlife that utilises this site and would be displaced.
* That this site would further coalesce the joining of the two villages something which Broughton Parish Council and residents have strongly resisted/objected to at all junctures.

**Action: Clerk to submit these comments on behalf of Broughton Parish Council**

**130/16 Councillor Matters**

Matters for the next meeting:

-Community Emergency Planning

- Church Meadows/Highways Concerns

**131/16 Date of next meeting**

Tuesday 26th July 2016 at 19:00

**Signed ………………………………………………………………………………………………..Chairman**