

**MINUTES**  
**CASTLE CARROCK & GELTS DALE PARISH COUNCIL MEETING**  
**Wednesday 12<sup>th</sup> November 2014, 7:30pm, Watson Institute**

Prior to the meeting parishioners were invited to express their views/concerns/comments pertaining to the annual Music on the Marr festival. However, nobody came. One positive email was received in response to the festival.

**Present:** Cllr. G Devereux (Chairman), Cllr Widdowson, Cllr Knight, Cllr Johnstone, Cllr. Holland, Cllr Wright, Cllr Brown

**In attendance:** Neal Andrews (Representative of the Carlisle Diocese), Cllr. Doreen Parsons, Tim Booth,

**1. Apologies.** None

**2. Declaration of interests.** Cllr Holland declared an interest in agenda item **b** of Planning Matters, The Weary

**3. Minutes.**

The Chairman authorised and signed the minutes of the meeting held on 10<sup>th</sup> September 2014 as a true record.

**4. Agenda Items**

**a.** Representative from The Carlisle Diocese, Neal Andrews, outlined future plans of sale of the Glebe Field (currently owned by the Diocese). He stated that, yes, the Diocese is looking at development potential and has been in touch with Highways Department regarding safe access to this site and has also had preliminary discussions with City Council who are of the opinion that the development suggested would be OK.

The suggested scheme currently shows 9 houses on site including 2 affordable housing units. However, the Diocese would only apply for bare outline consent, so the quantity of housing on site could change, depending on the plans of the developer. The site would be sold with outline permission only. The Diocese is as yet undecided as to whether to sell the section of the field as a single plot or two hive off two sites for affordable housing. They are obliged to sell land at best value unless it's sold to another charitable organisation.

The Diocese has no rights of access from the current road on the Glebe, hence the negotiations with Highways regarding potential safe access to the site. The reason for 2 affordable houses is in compliance the City Council Housing/Planning policy (H5); on a site of this size with nine units they are obliged to provide two affordable houses.

United Utilities have not been approached and Cllr Devereux pointed out that the existing drains aren't sufficient to deal with what we already have, so nine more dwellings will exacerbate the current persistent problems with flooding in the village.

There is a Diocesan board meeting next week, at which Mr Andrews will be seeking to clarify the situation and would hope to put in the application for bare outline planning permission, possibly by December of this year (2014). According to Mr Andrews, there is no foreseeable prospect of the rest of the Glebe Field being sold off for development. Cllr Johnstone asked how they can be so sure that this would be the case. Mr Andrews replied that they just wouldn't get permission for further development – a view not held by the Parish Council since it seems that once development is started, more is sure to follow.

Mr Andrews was asked what the policy is on retaining valuable letting land? He replied that the return on letting land is abysmal, even compared to agricultural rates. Currently they are getting less than £2000 pa for the Glebe Field, whereas the area earmarked for planning will bring in a figure in the hundreds of thousands if sold with outline planning permission.

Cllr Wright asked why they were not planning on building all along the road towards Cumrew, to which the reply was that they wouldn't get permission for that. Again, the Parish Council is skeptical on this issue. Cllr Devereux suggested that if someone offered a figure which couldn't be refused for the remainder of the field, would they sell? Mr Andrews was unable to answer this. Cllr Knight asked if the Parish Council might be able to buy the field?

**b.** The Parish Council will approach PFK to see if it can purchase the remainder of the field not outlined for building.

**c.** Allotments – update from Cllr. Holland. Apparently the sale of farmland has to be completed prior to the legal points which will finalise the allotment deal being completed. Meantime, the Parish Council can be applying for grants to help finance setup costs. Cllr Holland will investigate. B&Q offer a scheme of donating garden equipment etc if you are within a certain distance from their store. The Co-Op offer a similar scheme. Cllr Holland will investigate funding opportunities in the meantime. Cllr Devereux will begin sourcing water pumps. John Treeby will give a discount to allotment holders purchasing goods from Tarn Road Nursery.

**d.** Drains on village green and outside Cornerstones – update on flooding problems and situation regarding possible fixes. Resident, Tim Booth from Cornerstones has kept records since Feb 2012 and there have been 24 recorded incidents of flooding outside his house since this time. On 4<sup>th</sup> Oct rain and wind caused flooding. During the night Mr Booth called the police citing a traffic hazard. By 6am contractors had been called in to unblock the drain. 17 days later it blocked again in the same way. Engineer Mike Foster called in the contractors again and silt has now been cleared again from the entire system. Subsequently a camera has been used to view the entire drain to see if anything is blocking it permanently. The main problem is that there is not enough fall in the line of the drain. Unless we get some co-ordination from interested parties, ie UU and Highways the problem will continue in perpetuity. The whole drain needs to be dug up and made deeper. Mike Foster will be contacted to see what progress is being made.

**e.** Request from Tom Speight that the Parish Council pay the annual fee for the Castle Carrock website £43.19. Unanimously agreed that the PC would fund it this year and review this on an annual basis.

**f.** Replacement litter bin for Jockey Shield - still attempting to get Carlisle City Council to replace same and agree to empty it. Will keep trying.

**g.** Decide value of gifts to volunteer grass cutters/plant minders. £10

**5. Correspondence** – letters and emails received were available to be viewed and discussed where appropriate.

## **6. Financial Matters - Statement of account and bills to pay as follows**

**a.** Cheque to BDO for audit expenses - £36 (to include £6 VAT) instead of the £30 agreed at last meeting

**b.** Reimbursement for office expenses to parish clerk. £7.00

**c.** Annual payment to Ken Murchison for cutting of grass in village £1260.00 (as per original agreement)

**d.** Cheque to Alex Widdowson for Castle Carrock website annual fee - £43.19

## **Planning Matters**

**a. 14/0745-** Noted that the erection of single storey rear extension to provide garden room and pitched roof over existing garage – "Poacher's Pocket". R Clark has had permission granted.

**b. The Weary** – Planning officers have been informed that the building of the house closest to the road is not being built according to plan, with a third storey apparently having been added, with accompanying skylights. The planning officer is contacting the agents and asking them to submit retrospective plans. We will clarify that the plans will be sent to the Parish Council. It was noted that time and time again the views of the parish council are ignored with regard to planning applications. The planning committee routinely overrule the opinions of the qualified Planning Officers, and views

of parishioners count for nothing. It was suggested that we approach the Cumberland News to illustrate the point.

### **8. Councillor's Issues**

Track around reservoir needs repairing at the section closest to Garth Foot – very muddy. United Utilities will be approached to see if it can be repaired.

Kilwren Lonning – is in a bad state at the Garth Marr end – could we get funding for repair work to reduce the depth of the ruts.

Item for next agenda - The tree on the Marr which is crowding out the one next to it will be viewed to decide if it needs to be felled or not.

New set of lights needs purchasing for village Christmas tree. Cllr Devereux will organize and reclaim the cost.

The meeting closed at 21:20

**Date of next meeting, Wed 14<sup>th</sup> January 2015**