

TEMPLE SOWERBY PARISH COUNCIL

A meeting of the Parish Council followed the Annual Meetings on Tuesday 9th May 2017 in the Victory Hall. This commenced at approximately 7.55pm

Present were Councillors Kevin Overs (KO) (Chairman), Angela Mathers (AM), Jonathan Richardson (JR), Caryl Varty (CV), Martyn Cannon (MC), District Councillor Major JHC Sawrey-Cookson (HSC) and County Councillor David Whipp (DW). Also present was Caroline Fennell (Clerk) together with five parishioners.

Item 1 – Apologies - None

Item 2 – Minutes

It was resolved that the minutes of the meeting held on 6th March be confirmed as a true record and signed by the Chairman.

Item 3 – Requests for Dispensation – None

Declarations of Interests – None

Item 4 – Adjournment of Meeting

No issues raised

Item 5 – Chairman will report on matters from last minutes, not listed on agenda.

Friends of Eden valley Public Transport are holding a meeting regarding loss of the bus service to be held on 12/05/17

DW expressed an interest in how the County Council could assist with the transport provision. Parish Council would be grateful if DW could make the point at County level that a good bus service is still in place running between Penrith-Keswick, however nothing between Penrith-Kirkby Stephen.

DW agreed that the route is the central spine to the Eden Valley yet has no public service, and that undoubtedly a service could be viable even if just at specific times of the day

Item 6 – Parish Houses – Rent Reviews

Two of the Parish house, 1 & 2 Crossfell View are due for a rent review as of 01/07/17, they were last reviewed in 2015. It was confirmed that 3 Crossfell View is under the Fair Rent Act and is not due for review until November.

Current rent paid on the property is:

1 Crossfell View - £250 per month

2 Crossfell View - £300 per month

It was agreed that this was far below market rent, but that the rent payable needs to reflect that the houses are there to assist people in the village that need affordable housing. The rent should be enough to cover the fabric of the building.

It was stated that a fair amount of money has been spent on the properties in the last 12 months and that the buildings have been kept to a good standard.

AM queried the similarity of the properties and why there was a discrepancy in the rent paid. It was confirmed that both properties are very similar. As such AM suggested over time it should be aimed to get the properties at the same rent, and also that any profit from rent from the houses should be used to benefit others in the village.

William Cleasby, Parishioner Trustee for the Parish Houses felt that rent should not increase by more than 10%, and that any rent increase should be fair and objective.

CV proposed that rent for 1 & 2 Crossfell View could be reviewed annually to allow for a smaller increase each year.

After a lengthy discussion, it was agreed that that the rent should be increased to £270 and £320 respectively with effect from 01/07/17 and that going forward rent would be reviewed yearly with a possible annual increase.

Item 7 – Planning Matters

Planning Application No 17/0284 for Temple Sowerby House Hotel – Change of use of hotel to 3 dwellings, blocking up of 5 doors, instillation of fuel tanks and erection of timber fence to rear – The application was examined and discussed and there were no objections

Planning Application No 17/0258 for Skylin, Temple Sowerby –Side extension and front elevation sunroom – The application was examined and discussed and there were no objections

Planning Application No 17/0288 for Briar Croft, Temple Sowerby –Replacement two storey extension – The application was examined and discussed and there were no objections

Planning Application No 17/0293 for Reiver Homes – Erection of 28 dwellings and associated infrastructure on land to the rear of Temple Sowerby Medical Centre – The application was examined and discussed. Initial thoughts were that there were concerns with the increased number of dwellings compared with planning permission currently in place, and also with the lack of open space. It was agreed that a separate meeting would be required to discuss this in greater detail and seek the opinions of the parishioners. Clerk to speak with Planning Officer to try and obtain an extension, as he has so far been unavailable. Provisional date for an extraordinary meeting set for 18/05/2017 at 7pm in the Victory Hall. Councillors to leaflet drop the village to make parishioners aware as quite short notice.

Item 8 – Village Greens, Play area, Trees, etc.

Damage to the surface of the village green from a motor vehicle appears now to have repaired itself and should mend fully over time

It was noted an area of hardcore has been placed on the Village Green to allow for car parking close to Sunnybank. The point made that it is illegal to park on the Village Green. Query as to

whether residents are aware of restrictions regarding the Village Green. Not realistic to remove but noted that in similar circumstances previously topsoil has been added and the area re-seeded. Clerk to send letter to properties in the immediate vicinity to inform them of restrictions on the Village Green and that the placement of this hardcore is unacceptable – and to request that Village Green be reinstated, also to point out parking is clearly available to the rear of the church

Review of grass cutting has been previously covered in the Annual Parish Meeting and the outcome recorded in these minutes

It was confirmed that the rope on the Maypole had kindly been replaced by Electricity NW – letter of thanks sent. A question was raised regarding the ownership of the maypole. The Parish Council has never had ownership of the Maypole, and although it is a fixture on the Village Green it is not listed on the insurance or assets of the Parish Council. The Maypole was replaced by the Millennium Committee; however the Parish Council does hold a bank account specifically for the upkeep of the Maypole due to money being left by a parishioner for this cause. JR stated that the Maypole needs to be listed on the Parish Council insurance in the event of an accident. As such, could the Parish Council take ownership of the Maypole moving forwards? Clerk to contact insurance company to enquire about adding the Maypole to the policy. Angela Cleasby will contact a Millennium Committee representative to query transferring ownership of the Maypole to the Parish Council.

Item 9 – Accounts and Financial Report

Income:	1 Crossfell View – April	£ 250.00
	2 Crossfell View – April	£ 300.00
	3 Crossfell View – April	£ 184.16
	TOTAL	£ 734.16
	Precept + CTRS	£ 7500.00
Expenses:		
	Countrywide (Grass Cutting April)	£ 220.00
	Zurich Insurance	£ 922.86
Balances at		
01/04/2017:	Community Account	£ 2,674.84
	Business Money Manager Account	£ 4,797.63
	Penrith Building Society (Maypole Account)	£ 1,166.00
	Penrith Building Society (Parish Houses Account)	£ 3,091.56
Cheques to authorise:		
	Voluntary Action Cumbria subscription	£ 30.00
	Countrywide (Grass Cutting) May	£ 220.00
	CALC subs	£ 160.14
	A Cleasby expenses	£ 720.87
	C Fennell expenses	£ 191.71

The Clerk reported that accounts in respect of the land rents have been issued to the various tenants. It was noted that Greengarth has new occupiers and as such may need following up.

A submission to Customs and Excise in respect of VAT has been completed - £ 981.18 to be reclaimed.

Following a discussion it was agreed that a £50 voucher be given to the Internal Auditor .

Insurance quote received from Zurich and confirmed. Clerk to check regarding adding maypole to the policy

Discussion regarding possibility of transferring money over to the Parish Houses account. It was confirmed that £4000 was transferred to the account last year, with approximately £2000 having been spent on the properties in the last 12 months. JR suggested that £4000 be transferred again this year.

Contract of employment signed by new Clerk and Chairman

Expenses for new Clerk and outgoing Clerk agreed

The Internal Auditor has now resigned and as such a new Internal Auditor is required. Discussion as to whether anyone in the village may be suitable, or a Clerk from another Parish Council. Angela Cleasby offered that if we struggle to find a replacement she would take the post for 12 months.

Item 11 – Correspondence

All correspondence received since the last meeting has been circulated.

Confirmation that United Utilities should be in the village non 10/05/17 to undertake work in the Moss

Revised copy of The Good Councillors Guide has been ordered from CALC. Electronic version is available on the NALC website

Updated version of Governance and Accountability for Smaller Authorities to be adopted – councillors requested this be re-distributed and to be discussed at the next meeting

Agreement to become a paying member of ACT

The meeting was closed and the Chairman thanked those present and announced that the next meeting of the Parish Council will be on Tuesday 4th July 2017 at 7 pm.

Signed Date

