

ALSTON MOOR PARISH COUNCIL

Minutes of a meeting of Alston Moor Parish Council held on Monday 8th January 2018 at 7pm in Alston Town Hall annex.

Present: Cllrs: T. Haldon (Chair), B. Aves, J. Glendinning, P. Godwin, A. Green, E. Grew, C. Harrison, H. Ho, R. Miller, D. Phillips.

Apologies: Cllrs: S. Hill, E. Stewart, D. Athey, A. Martin.

Absent: G. Wright

Declarations of interest: listed under specific agenda items.

1. Minutes

Resolved that the minutes of the parish council meeting held on Monday 4th December 2017 be adopted as a correct record with the following amendment 12b should be Cllr AM not Cllr RM.

1a. Nenthead Car Park – proposed asset transfer by Cumbria County Council to Nenthead Mines Group

Peter Jackson from the Nenthead Mines group spoke about the asset transfer from the County Council. As they were occupying the site previously leased by the North Pennines Heritage Trust with no legal standing they were invited last year to take ownership. A business plan is being produced and when finished will go out to consultation. When the County originally bought the site it had various clauses, such as sheep being allowed into Dowgang Hush for winter shelter.

The group considered whether they were interested in the car park area, and decided that it was in their interest to take it on, as it is the entrance to the site and the point people are signposted to. They talked to a County Council representative, who suggested that a clause be written into the lease that the car park should be open to all in perpetuity. They would want to keep it as a car park, since it is built on heavily contaminated land. It was suggested that an additional clause to prevent anyone building on it should go into the lease. Other than someone cutting the grass around the entrance, the Mines group are the only team who have maintained in the last few years, and they are capable of looking after it. The car park is part tarmac, part loose gravel, with the problem that part of the site is eroding into the river. Where the tarmac ends to the south is a scheduled ancient monument.

PJ was asked about the cost of renovation. He explained that because the mine waste was deposited before 1999, the Environment Agency and Tyne Rivers Trust are taking on responsibility for contaminated mine waste washing into the river. The proposal is to build a wall alongside the river, and they will be advised by the North Pennines AONB on the best time to avoid disturbing the sand martins' nesting sites. As there is a public byway crossing the site, with a road as far as Mill Cottage, the County Council has a responsibility for maintenance. Most of the buildings are already conserved, so just need maintenance work. There are mine dumps further up the valley and the EA are looking into ways of funding a minewatch scheme.

The business plan should be completed by the end of February, and will go out to consultation.

Noted that the car park was build originally under the manpower scheme to alleviate unemployment and provide car parking.

Members wished the Mines Group success in their venture.

2. Progress Reports

2a/JAN/18 Garrigill Waste land encroachment

Re: 12d/DEC/17 The clerk reported that Highways investigated the planting and questioned whether it was part of the public highway as they normally only claim 2m back from the road, and the site in question is beyond the BT pole.

AG reported that sleepers have been put around the site, and it was explained to him that the intention is to improve the site and avoid having to cut the grass. Noted that some residents have created gravel parking spaces, which no-one has objected to.

Resolved to check with the Catholic Trust on what land they own in the village. **Action CI.**

2b/JAN/18 Hospital Lonning wall

Re: 12b/DEC/17 The clerk reported that SKS have inspected their wall besides the lonning and are happy with its condition. They are also close to completing work that will change the route for secondary age pupils to take them away from the lonning and the dangerous crossing at The Firs entrance.

Cllr RM reported that he looked at the wall further down the lonning, and did not think it was in too bad a condition. It was suggested that it might be worth mentioning to the landowner.

3. Progress reports from working groups and council representatives

3a/JAN/18 Ashgill Force paths meeting

Re: 2a/DEC/17 TH reported that the planned meeting with the land agent did not go ahead, so he needs to re-arrange it. Cllr DP asked about inspecting the gate at Priorsdale on bridleway 303155, and to request at the meeting that the council would require a statement that the route will not be blocked in future.

Members commented that the path from Ashgill bridge is always slippery, and that it would be unwise to make it into a permissive path because of the owners responsibilities towards maintenance. The option of submitting a claim remains, and it should not be difficult to find people who have used the path over the last 20 years.

3b/JAN/18 Front Street cobbles working group

Cllr CH reported that another meeting is coming up. The project team showed them a synthetic cobble that looks very like stone, which they plan to make enquiries about.

3c/JAN/18 Tynehead road litter bin

Re: 8/DEC/17 Cllr EG reported that she spoke with Eden District Council officer, who has confirmed that the Ward can have a litter bin, but they need to know where to site it. The Garrigill cllrs were asked to agree a site. **Action – AG, EG, TH.**

3d/JAN/18 Report from Alston Moor Care Alliance

Cllr EG reported that there have been no meeting since the council last met, but a follow-up meeting is planned for the 16th January to discuss reports and costings.

4 County Councillor's Report.

Apologies from Cllr Driver.

District Councillor's Report

Cllrs LS and PG reported on the following:

Devolution of Services - Cllr LS missed the meeting due to bad weather, but understood that the footway lights were discussed. Cllr PG said that £750k capital funding is to be made available, and once this has been allocated no further capital funding will be made. Eden intend for the legal agreements to be signed by 31st March 2018. A number of cllrs have asked for an extension of a year as a lot of councils are not very clear about what is involved and there are a number of issues that have not been ironed out. Cllr PG offered to circulate the papers. **Action PG.**

Cllr CH reported that the project manager for the Front Street repairs has mentioned that the County has spare Victorian style lighting columns that may be available for Alston. It is possible they may be willing to put some lights on the A roads, and they have been invited to meet with representatives, but have not got back about this yet. Agreed to ask Cllr CD if she could circulate the minutes. **Action CI.**

5. Public open session

A resident stated his views on the planning application for Lovelady Shield, pointing out that not all the conditions for a previous application had been completed. The road into the property is also part of a public footpath, and passing places should have been provided. With the new application the volume of traffic will be much higher, and the risk to pedestrians greater.

There is also the issue of a septic tank system, which overflows into the Nent. There are other problematical issues with the site, which regularly receives water draining off the hills. The proposal is to build a septic tank system on the lawn, which is about 6 ft above the river level with the potential during flood conditions for sludge to wash down river and into the Tyne.

Other issues are access for emergency services, as the bridge is privately owned with a weight limit that may restrict access. The claim that there is no contamination is wrong, as the area is contaminated with mine waste, which can be seen on the surface, and a further claim that there is no important heritage is

incorrect as the site has one of the air shafts for the Nent Force level. The new build swimming pool is on the flood plain of the Nent, and while there are no protected species, there are otters, dippers and black grouse in the area.

He intends to attend the planning meeting on 18th January.

Members observed that highways should comment on the safety issues for the footpath. Noted that the footpath sign at the road junction has been removed.

Resolved to take no action at this stage, but to bear the issues in mind when a full application is submitted.

6. Planning

6a/JAN/18 17/1041 Full application. Single storey extension. Kirkside, Park Lane, Alston CA9 3AB for Mr & Mrs W. Raine.

Recommended for approval.

6b/JAN/18 17/1054 Full application. Change of use of outdoor activity centre to family dwelling and holiday cottage. Resubmission of approval 17/061. High Plains Lodge, Alston CA9 3DD for Mr D. Walters.

Recommended for approval.

6c/JAN/18 17/1084 Full application. Re-instatement of historic shopfront and first floor windows. Harvest Home, Front Street, Alston CA9 3QH for Mr C. Redshaw.

Recommended for approval.

6d/JAN/18 17/1063 Full application. Change of use of coach house to guest suite and reinstatement of garden room. White House, Front Street, Alston CA9 3HU for Mr & Mrs R. & L. Hampshire.

Recommended for approval.

6e/JAN/18 This planning application below will be placed before the Planning Committee on Thursday 18th January at 9.30am. Members were asked to confirm intention to speak by Tuesday 16th January.

17/0906 Outline application for conversion of existing hotel, holiday let and owner's accommodation to provide 12 no holiday let units. New build leisure and catering facilities. Demolition of Callerton and replace with 4 no holiday lets and additional car parking, with approval sought for access and layout. Estate of Lovelady Shield Country House Hotel, Lovelady Lane, Alston CA9 3LX.

Decision notices

i/JAN/18 17/0279 Full application. Extension and improvements to sports pavilion. Tyne Willows Playing Field, Station Road, Alston CA9 3HZ for Alston Moor Fitness Club. Permission granted with conditions.

ii/JAN/18 17/0697 Full application. Erection of stables including feed storage and implement and other storage. Gossipgate Cottage, Alston CA9 3JT. Permission granted with conditions.

iii/JAN/18 17/0932 Full application. Single storey rear extension. Waterwheel Cottage, The Brewery, Alston CA9 3RP for S. & S. Storey. Permission granted with conditions.

iv/JAN/18 17/0933 Listed building consent. Single storey rear extension. Waterwheel Cottage, The Brewery, Alston CA9 3RP for S. & S. Storey. Permission granted with conditions.

v/JAN/18 17/0955 Full application. Demolition of existing single storey extension and construction of new single storey side extension. The Barn, Garrigill CA9 3DY for Mr & Mrs Drane. Permission granted with conditions.

vi/JAN/18 Confirmation of Tree Preservation Order 186 2017 High Plains Lodge, Alston.

7. Appleby Fair Travellers

A letter was received from Eden District Council requesting that the parish council confirm consent as landlord for Tyne Willows be listed on their website.

Resolved to write to Eden District Council to confirm that the parish council is willing to allow the car park to be listed on the website as available for Appleby Fair travellers, but that Alston Moor Fitness Club will also need to give their consent.

Resolved to write to Alston Moor Fitness Club to ask them to confirm their decision with Eden District Council, and to inform the parish council.

Cllr JG stated that he and other directors of the Fitness Club did not receive a copy of the letter of 26th October from Emma Brass. The clerk was asked to contact Eden to ask them to write again. **Action Cl.**

It was agreed that until some decisions were reached, nothing would be gained by setting up a working group.

8. Eden District Council – draft legal document for the transfer of footway lights & proposed meeting with Cumbria County Council representative from the lighting team

EDC have produced a draft footway lighting agreement (circulated). However this document makes no mention of what is to happen with the lights not being transferred, and reserves the right not to transfer any that may be unsuitable to replace.

There has also been an e-mail from CALC to say that following feedback from a meeting on 13th December 2017 with CALC and representatives from Town and Parish Councils it has been agreed that EDC will continue to provide the maintenance and electricity supply service until 1st April 2022 and the costs shown for the first year and will not now include a 1.5% management fee up to the 1st April 2022.

The clerk was asked to contact CALC for clarification of this sentence. **Action CI.**

Members suggested that a survey by Eden of which lights were suitable for transfer should be carried out before signing an agreement, so the end of March deadline might be too soon.

9. Consultations and Correspondence

9a/JAN/18 Coal Authority update

The report stated that a number of ground investigations relating to the preferred site are due to commence this week. Essentially this means people surveying, taking measurement etc. There may be some temporary traffic controls in place to identify a potential pipe route in the road.

9b/JAN/18 Notices of events/meetings

The Coal Authority – Cleaning up the river Nent - 25th January 2018 Nenthead Village Hall

9c/JAN/18 Information received

Local Council Review

Clerk & Councillors Direct

Police Newsletter

CA updates

10. Administration

10a/JAN/18 Protocol for parish council standing orders – non-pecuniary interests for council meetings

Further discussion on the management of non-pecuniary interests took place. It was pointed out that no action needed to be taken as the legislation only applied to pecuniary interests, however several members felt there should be some clearer guidance on how to manage other interests.

It was agreed that to consider this further a written proposal should be submitted to the clerk.

10b/JAN/18 Assistance with noticeboard/photocopying tasks

The clerk reported that she would need help with notices for the noticeboard and photocopying documents for a few weeks. Cllr HH offered to help.

10c/JAN/18 Risk assessment working group

Cllrs HH and TH volunteered for the annual risk assessment. The clerk to set a date next month. **Action CI.**

11. Items for next month's agenda and urgent business

11a/JAN/18 Traffic Management agenda

A number of agenda items were submitted:

Zebra crossing near Spar, water on road near Intack Farm road end, which is missing the drains, gritting of the Ayle road as it is heavily used by oil wagons, a grit bin near Beldy cottage, signage for the junction on the Middleton road with the Garrigill road, and road ends at the Golf Course and High Plains. The hairpin past Renwick is dangerous and needs a crash barrier, and there is a request for a dropped kerb at the Holmsfoot turning.

Not a matter for the Traffic Management meeting, but it was noted that the gritter couldn't get into Bevan Terrace due to parked vehicles.

12. Finance

12a/JAN/18 Bank statements

The statements as of 8th January 2018 were as follows:-

Alston Moor Parish Council tr/ac	£25,722.05
Alston Moor Parish Council bus/ac	£12,681.59
Eden Credit Union	£7,008.58

12b/JAN/18 Accounts for Payment

The following accounts were for payment:-

<i>Summary of accounts for payment: -</i>	£230.00
<i>Summary of income received since last meeting: -</i>	£0.00
<i>Summary of accounts paid since last meeting: -</i>	£1,003.20

Resolved that sufficient funds are held in balances for the clerk to be authorised to settle all the accounts listed in appendix 1.

The meeting closed at 8.50 pm

Signed:

Dated: