

RAVENSTONEDALE PARISH COUNCIL

Minutes of a Meeting held on Thursday 15th April 2013 in Ravenstonedale Community & Heritage Centre at 7.30pm

Present Ernest Leach (Chairman) Cllrs James Richardson and Alex Watts-Tobin
Clerk, Chris Elphick
County Councillor Peter Thornton
Broadband Champion, Libby Bateman
One member of the public

Apologies for absence had been received from Cllrs Hilary Law, Helen Shields, Paul Capstick and Alison Morriss and District Councillor Ian Torkington.

Declarations of Interest

There were no declarations of interest in any item on this agenda.

Minutes of the Meeting held on Thursday 14th March 2013 had been circulated and were signed by the Chairman as a correct record.

Ravenstonedale Community & Heritage Centre

100 new conference chairs had been delivered & used first at a presentation evening by Ravenstonedale Parish History Group.

Approximately one third of the reception area floor which was in a dangerous condition had been repaired.

Helen Shields and Chris Elphick had met with the headteacher, Vicky Boggon and Nikki Smith from Kendal Windows on Art (KwoA) who will be running the "Fresh Steps" project.

Usage of the premises is developing and includes a regular Tuesday booking by the Ravenstonedale Sewing Circle and a children's party in May. The History Group continues to meet every Thursday afternoon.

Fell End Broadband

Libby Bateman and Chris Elphick had met with Karen Spriggs from Defra to discuss the conditions for release of the expected £17,400. grant towards the project.

Libby and Chris had also met Julia Watts who arrived with four colleagues, who had familiarised themselves with the territory, to discuss the way forward now that BT had been appointed as the project partner.

Invitations to Tender had been sent out to potential groundworks contractors.

Footway Lighting

Councillor Alex Watts-Tobin and the Clerk had attended a meeting at Soulby Village Hall with EDC's Property and Contracts Officer, Andrew Gardner, to discuss the proposed withdrawal of Footway Lighting in villages. Also present were District Councillors Ian Torkington and Mike Tonkin.

Mr Gardner explained EDC's newly evolving Footway Lighting policy, the need to reduce spending and proposals for the future.

Maps and other information were provided along with guidance on the criteria for maintaining existing services and how to make representations to EDC.

The Clerk to confer and submit conclusions to Eden District Council.

Planning

No. 13/0196 Proposed change of use of existing barn to create a holiday let.
Type Listed Building Consent
Location Lane Farm, Newbiggin-on-Lune
Applicant Mr A Davis

The Full Application relating to this application for Listed Building consent was considered by the Parish Council in May 2012. The application at that time, **No. 12/0301, for "Proposed change of use of existing barn to create a holiday let as part of a farm diversification scheme" and indicating four bedrooms.** The Parish Council recommended that the renovation and re-use of this redundant traditional building be supported.

In the event, the application was not validated by EDC Planning Dept. until 8th February 2013. The qualification of "farm diversification", a significant consideration, had at some time, been removed and the number of bedrooms increased to seven.

The Parish Council's response to Listed Building application No. 13/0196 applies equally to No. 12/0301 which had not been determined by 11th April 2013.

Ravenstonedale Parish Council supports the adaptation and re-use of redundant farm buildings, particularly for the benefit of local residents and their families. Application No. 12/0301 was presented as a "Farm Diversification" project. It is noted that this significant claim was subsequently withdrawn which would have affected the parish council's assessment of the application. The application also indicated four bedrooms.

It is considered that the conversion of this listed building into a seven bedroomed holiday unit is inappropriate in this location. It had been presumed that operation of the accommodation would be controlled by the occupiers of the adjoining Lane Farm. This now appears not to be the case.

Concerns have been raised regarding the scale of the operation, the numbers of residents to be accommodated, adequacy of access and parking facilities plus potential disturbance to the residents of the adjacent Lane Hall.

It has been suggested that, in this location, re-use of the building as workshops or live-work units or permanent dwellings may be more appropriate.

Finance

Sums received

HMRC (VAT Reclaim) £ 1,341.18

Accounts paid prior to meeting

Stephenson & Wilson (Reception Floor etc.) £ 1,404.00
Allan Stobart (Heating Oil) £ 323.40
e-on (electricity) £ 116.27
C J Elphick (Gopak table storage Trolley) £ 339.70

Accounts for payment

J T Atkinson (Kitchen tap) £ 45.00
C J Elphick (Month 1) £ 472.60
HMRC (Month 1) £ 7.40
C J Elphick (Norton Antivirus) £ 49.99
A R Mason (Kitchen Wiring) £ 331.29
FoLD (Annual Subscription) £ 30.00

The foregoing items were approved for payment

Kirkby Stephen Swimming Pool

An appeal for funds had been received on behalf of Kirkby Stephen Swimming Pool. It was felt that, in view of this parish council's ongoing projects and appeals for funding, donations to outside organisations would be inappropriate. There was also no evidence of usage by residents of Ravenstonedale parish.

Public Participation

The Chairman and all present thanked Councillor Thornton for all his work on behalf of the community of Orton during his period as County Councillor for the Kirkby Stephen Ward. Cllr Thornton is not seeking re-election to the County Council at the May election in order to concentrate on his duties as Leader of South Lakeland District Council.

Correspondence & Publications Received

CALC Circular, April 2013 (Circulated)
Go Cumbria Bus Timetable

Date of next meeting Thursday 9th May 2013

Signed _____ Chairman Date 9th May 2013