

Minutes
of the
Seascale Parish Council Meeting
held on
Wednesday 6th June 2018
In the Methodist School Room Seascale

Present:

Chair Cllr Brian Goulding

Councillors Cllr Craig Ashton
 Eileen Eastwood
 Cllr Catherine Harvey-Chadwick
 Cllr David Halliday
 Cllr Ken Mawson
 Cllr Liz Mawson

Clark/ RFO Ms Jill Bush

Public Ms Parsons
 Mr Ritson
 Mr Turner

The meeting was recorded for minuting purposes

ITEM

1. Apologies
Cllr David Moore
Cllr Fiona Robinson has resigned due to family commitments. The Council understand and wish her the all best
2. **Announcements from the Chair**
 - 2.1 Sellafield is arranging a beach clean. Shackless Off will be notified
 - 2.2 The third CCTV covering the play area will be erected on Friday (8th). This news has been put on the website along with the notification if dog owners fail to clear up after their dogs or fail to control their dogs (there have been reports of dogs attacking members of the public) the dogs controller will be informed.
3. **Presentation from Copeland Community Housing Fund**

Ms Rose Lord from ACTion with Communities in Cumbria gave a very interesting presentation on the way it is offering support and help to local councils in providing affordable housing (rent/rent-buy/buy) to local people throughout Cumbria. Particularly in areas where 2nd home buyers are pricing locals out of the housing market.

The Parish Council cordially thanked Ms Lord for the presentation and the positive work her organization does in Cumbria. For further details of the presentation please **see Annex 1** at the end of the minutes.
4. **Declarations of Interest by Councillors in respect of Agenda items**

None
5. **Minutes of the previous meeting of 4th April 2018**

Proposed Cllr Ashton and seconded Cllr L Mawson
No matters arising

6. Report from County Councillor Paul Turner

The speed camera discussion is still ongoing. Speeding surveys conducted showed the speeding through Holmrook was comparable with Seascale, particularly into the village, from the Co-op down to the rail station and past the school. It is acknowledged there is a traffic problem in Seascale. However, the parking issues are worse in Gosforth and the other villages nearby. It is also acknowledged that traffic problems are Sellafield related. Cllr Turner is submitting pressure to have the problems in Seascale and Gosforth created by Sellafield traffic, acknowledged and properly addressed. Whilst Sellafield acknowledge there is a problem, what they implemented is not working. It is hoped to have a cross party meeting involving all the relevant parties to fully deal with the problems the Sellafield traffic is causing to all the surrounding villages.

Cllr Turner believes it should not be down to PC's to apply enforcement and this includes funding speed cameras. Why should PC's be forced to use parishioner money on this, when Copeland BC receive £1.5m community funding from Sellafield. Yet, parishes affected by the traffic problems and excessive traffic are receiving no support.

The problem with static speed cameras is that regular road users know where they are and some slow down going past them and then speed up once past them. The additional problem is that whilst a driver may be exceeding the speed limit, to a pedestrian it can appear they are speeding when they are in fact inside the speed limit.

A concern was raised by Council that some of the white lines had been replaced, but some had not. Cllr Turner was able to confirm the programme was ongoing and that more were programmed in. Enquiries into additional funding for an island/traffic lights at the A595 junction between Gosforth and Seascale, especially with the opening of Viking Way is also underway.

It is not understood why wooden posts have been installed and removed. Cllr Turner believed it was likely to be because they were blocking access to fields.

7. Public Participation

- 7.1** Ms Parsons asked if the PC have received the £6,000 from Morgan Sindall. The clerk confirmed the PC received £5,000, as it was only for 5 months.
- Asked if the PC have received the upfront payment of £7,500 from Sellafield yet. The clerk confirmed to date, it had not.
 - Asked if the community beach park had been passed by a RoSPA inspector. Cllr L Mawson confirmed it had. Further asked who the RoSPA was. Cllr Mawson confirmed it was carried out and passed by the Director of a company based in Manchester. Cllr Goulding clarified a new build inspection must be carried out by a senior inspector.
 - Asked if the inspection was of a community area or just the play park. Cllr L Mawson advised the inspection covered the whole area, including the landscaping.
 - Asked if the PC would take precautions that equipment would be used safely and prevent children running into traffic. CCTV was all very well, but it did not prevent. PC assured her, where there had previously been fencing, this would be installed, once all the work has been completed.
 - Repeated complaints about the car park. The PC advised a motion has previously been passed, if the car park was not on the agenda it would not be discussed. Ms Parsons became irate claiming for transparency reasons it could. The clerk advised the PC is aware of transparency rules. There is no need to keep repeating the same questions or asking variations of the same questions.
 - The language became increasingly irate and the PC were accused of having "no qualifications of any kind". Asked aggressively about the seating and bins in the community area. The PC again advised the work was yet not complete.
 - The PC advised the allowed time had been exceeded and the meeting needed to move on. Ms Parsons insisted she had not finished. The aggressive tone and language continued about the unfinished state of the community area, disparaging remarks made about one of the Cllrs and the PC in general. When

asked to cease, the request was disregarded. The clerk advised there were other members of the public who would like to speak and invited Mr Ritson to the floor.

- 7.2** Mr Ritson raised a concern about the Dell Beck grille which is blocked with silt and dead grass and when it did rain it would cause flooding. The PC agreed this should be cleared, as it was covered under the open space contract. Payment of the open spaces contract invoice will be withheld until this work and other work which has not been carried or carried out to a poor standard has been carried out. Copeland BC to be contacted. Clerk to action. Actioned –
(**update** - Copeland BC open space contract are currently facing some challenges in terms of new teams and a number of other issues relating to facilities, this has led to some alterations and changes and hopefully we are now functioning in the correct manner. We will ensure the areas highlighted are remedied as soon as possible)

Cllr Turner advised with regard to open space maintenance, some is the PC responsibility, some by Copeland BC and some by the County. The PC have been advised Copeland has a programme of maintenance work, which if not followed results in some areas being missed. However, there have been areas of Seascale which have not been done (foreshore community area during refurbishment) and poor standard of work, such as the BMX track and several verges around the village, therefore in theory the open space programme should be ahead of schedule. The clerk will forward a copy of what the PC is responsible for to Cllr Turner. He can enquire the responsibilities at county level and then it could be assumed the remaining is the responsibility of Copeland. Clerk to action. Actioned

8. Reports from the Councillors & Working Groups

- 8.1** No separate F&GB working group meetings. (Meetings will occur as and when required. It has been agreed these would take place ½ hour before the full Council meeting.)
- 8.2** Cllr Eastwood advised if anything needs to be submitted to the newsletter please can this be done in the next couple of days and it is hoped to get the draft to the printer by 2nd July.
- 8.3** Cllr K Mawson noted two of the litter bins inside the compound have not been emptied. Cllr L Mawson will contact them.

9 To Consider any Planning Issues

- CH/4/18/2188/OF1 - Sellafield - Erection of internal fence No objection
- CH/4/18/2194/OF1 - Seascale golf club - Covered driving bay No objection
- CH/4/18/2207/OF1 - Listed Building - Internal & external refurbishment No objection
- CH/4/18/2212/OF1 - Sellafield - Permanent planning 2 storey office accommodation No objection

10 Finance

- 10.1** RFO balance of the reconciled May Cash Book Balances is £56,477.18 and the bank A/C's closing balance was £50,514.71. This was because there were £1,537.53 outstanding payments and £7,500.00 outstanding credits.
- 10.2** The Chair advised he had received a letter from Blood Bikes thanking the PC for the donation.
- 10.3** Payment requests approved. - Agreed by Council.

11 To Consider matters pertaining to Parish Assets

11.1 Foreshore Play Area

The fences are down in the foreshore play area and as proved very popular. The rockery is virtually complete. Seating and bins are to be installed. Official opening will start at 11.00am on 30th June. Invites will be sent out to Shackles Off, the Seascale Stompers and the Brownies.

11.2 Toilet Block Refurbishment

Substantial planning has been carried out by Ms Dawn Dennett in accessing the work which needs to be carried out, arranging contractors to view the site and collating quotes for the work required. The PC believe the monies it receives from Sellafield for community funding should be used for this project as this is precisely what this funding is for, the benefit of the community and its visitors. A unanimous vote in favour of this. Proposer Cllr Eastwood and seconder Cllr Ashton.

Cllr L Mawson on behalf of the full council will contact Ms Dennett and advise the proposal unanimously agreed by Council and to arrange with the contractors for work to commence.
Full details are at the end of the minutes. **See Annex 2**

The PC are aware Seascale ranks above many of the larger areas, not only for having the benefit of free toilets but also clean toilets. The PC give full credit and thanks to Ms Dennett for maintaining the toilet block cleanliness and the time and effort spent on this refurbishment project.

12 To consider matters relating to the Highway and Transport

- 12.1** Cllr K Mawson understands there are additional trains and to other destinations. Cllr Halliday noted not all the trains stop at Seascale.

13 Correspondence

- 13.1** Rubbish at Coniston Avenue playing field and can the red dog bin be replaced an ordinary bin – there used to be a standard black bin, which tended to emptied periodically by the locals. Cllr L Mawson to action
- 13.2** Healthwatch Cumbria GDPR asking if the PC wanted to continue receiving information – to agree you the link provided, however, this does not take you to the healthwatch site, but a promotional site and the questions being asked were immaterial. The clerk advised against this as the original communication also stated it would continue to send factual data. Agreed by Council
- 13.3** Lingmell Court rubbish update – large amount of rubbish removed from the woodland area and a fridge removed from the front of a property. Other items outside the property were unlikely to attract vermin and were not removed. The landlord has been billed for this. The case is closed, however, should there be any further environmental matters to not hesitate to contact them.
- 13.4** Fly the Red Ensign – as last year. Hard copy was passed across to the flag officer
- 13.5** Library - A meeting in the library has been set for 21st June, **time to be confirmed, possibly 7.00pm**
- 13.6** Unkempt plot of land at the junction with the Banks and the Fairways – This land was privately owned (details unknown) so it was likely it was this owner who organized the maintenance, it has recently been sold, the details of the new owner are also unknown. Clerk to advise resident. Actioned
- 13.7** Water Plus has sent a bill for a car park and pub! At the same postcode it charges SPC for the toilet block wastewater! Clerk to advise Water Plus and request a reassessment of the toilet block drainage cost as it has natural drainage on three sides and only a small forecourt on the fourth side. It would appear Water Plus have included a car park as part of the toilet block. It is hardly feasible for a village to build a toilet requiring a 110-space car park. Clerk to action. Actioned

14 Urgent items raised by Councillors

- 14.1** Manhole cover near the Sports Hall. The surface water drain has been fixed, however, the foul drain has not as the Water Company claim it is on private land. (update a private contractor has been brought in to fix this as a birthday party had been booked and the smell was increasingly unpleasant – the invoice will be presented to PC next month)
- 14.2** Fence by the Rail station has been knocked down, possibly by a vehicle reversing. British Rail to be notified. Clerk to action, Actioned
- 14.3** Shackles Off want to adopt a station platform
- 14.4** Report of dog attacks, one person has been quite badly bitten. Notice with a map setting out where dogs are restricted will be put up on the wishing well noticeboard.
- 14.5** Also details of where dogs must be kept on a lead. Anyone contravening either of these is covered under Dogs Act Section 3. Evidence of a complaint which can be found on CCTV can be taken by the police. Ms Parsons asked where the CCTV was being installed and was advised it would be erected on a post by the toilet block and it was explained why that location and installation was chosen.
- 14.5** The foreshore lampposts are due to be repainted. This has been passed onto the amenities group to organise.

15 Dates of forth coming Meeting

Full Meeting Wednesday 4th July

ANNEX 1



Community Led Housing Guidance Notes

1. Background

Copeland Borough Council has been allocated £193,768 from the DCLG Community Led Housing Fund to support the development of community-led housing in the borough. The new government fund has been launched with a number of local authorities across England and over £4 million has been awarded to Cumbria as a whole. The purpose of this document is to set the criteria for the allocation of grant and investment funding within this programme. Applications to the fund must meet the following basic principles in order to be considered for support:

- A requirement that the benefits of the local area and/or specified community must be clearly defined and legally protected in perpetuity;
- A requirement that the community must be integrally involved throughout the process in key decisions (what, where, for who). They don't necessarily have to initiate and manage the development process, or build the homes themselves, though some may do;
- A presumption in favour of community groups that are taking a long term formal role in ownership, management or stewardship of the homes.

Copeland Borough Council are working with ACTION with Communities in Cumbria to deliver the community-led housing fund. The project will be overseen by a Project Advisory Group, comprised of key partners and stakeholders, including officers from the Lake District National Park Authority and Copeland Borough Council elected members. The Project Advisory Group reports to a Project Board which provides overall governance and scrutiny for the project. The Project Board comprises Copeland's Mayor, Housing and Planning portfolio holder, section 151 officer and the Director of Customers and Communities.

2. Who can apply?

The fund will focus on groups embracing a wide range of solutions, models and tenure types which might include:

- Cohousing
- Self-help housing
- Cooperative and tenant controlled housing
- Community Land Trusts

- Projects managed by specialist organisations or providers on behalf of community groups
- Family or individual self-build

Community groups/organisations will need to: (funding and support is available to help groups satisfy the requirements below)

- Be appropriately constituted (examples might include; a registered charity, community interest company or charitable incorporated organisation, not for profit company or Industrial and Provident Societies for the Benefit of the Community)
- Have stated community benefit objectives
- Be non-profit distributing; any surpluses must be reinvested to further its social aims/community benefit.

3. What can the fund be used for?

The fund can be used for the following broad categories:

Community development work: Funding will be used to support community engagement work with local communities to enable them to set up a community organisation and to develop the organisation. Specific community capacity working will include:

- Set up costs for the group including legal structures and governance
- Advising the group on community-led housing models and the most appropriate models and approaches for their community/development
- Any training requirements
- Identifying other funding opportunities
- Assistance with funding applications and other support
- Longer term group and business development
- Any other specialist support

Funding of up to £5,000 per community will be provided to support the development of a specific community group. If the group is already constituted then the funding will be paid directly to the community organisation. If the group is not yet constituted then the funding will be held by ACTION with Communities and spent on set-up costs for the group until such time that the organisation is constituted.

Initial feasibility work: Funding will be allocated to undertake initial feasibility work to identify the potential to develop a community-led housing scheme. Initial feasibility work can include:

- Feasibility studies
- Identifying and assessing potential sites and opportunities, costs and values
- Local Housing Needs Surveys
- Developing the initial project proposal

- Advice on early project planning/management and business plan development

Funding of up to £10,000 per community will be provided to support initial feasibility work for a potential community-led housing scheme.

Project management costs: Project management costs will cover any work undertaken on a specific site prior up to and including start on site of a scheme. This will include:

- All professional costs: Design and Architectural costs, Quantity Surveyor, site surveys and investigations etc.
- Planning fees and any specialist planning advice
- Legal costs
- Procurement costs
- Site Management costs
- Site acquisition
- Any abnormal costs: e.g .contamination, site clearance etc.

Construction costs: This will be for all the build costs associated with the construction including any off-site works that may be required for the development. Subject to the amount of funding, capital funding will only be specifically granted to community organisations whose financial and organisational capacity meets the Council's procurement requirements.

Other costs: The Council will consider use of the fund for specific one-off costs for a particular site, without, which the scheme could not be developed or be viable. This could include acquisition of particular sites, which could be "transferred" at a later date to a community-led housing group for development. The fund could also be used as gap funding to support viability of a particular scheme. Copeland Borough Council is also willing to discuss loan funding for larger projects or options for joint investment where appropriate.

Match Funding: Groups will be expected to find match funding or be able to fund a proportion of the total costs from their own reserves. Support and advice will be provided to groups on alternative sources of funding for community organisations.

4. Grant application process

Work will be undertaken by ACTION with Communities over the forthcoming months to identify groups/communities who are interested in developing community-led housing. ACT will work with interested groups to apply for development/set-up funds from the community housing fund.

All groups should discuss their project ideas with ACT or Copeland Borough Council before applying for funding. Following initial discussions, applicants will be required to complete a standard application form and provide additional supporting information dependant on the

type/level of grant applied for. ACT will provide support throughout the application process and assist groups with finding sources of match funding.

Assessment of applications to the fund will be undertaken by the Council's community-led housing delivery partner (ACT) and the Strategic Housing Manager, with recommendations made by the Project Advisory Group. Final approval for all grants over £5,000 will be made by the Project Board.

6. Payment of grant

Grant payments from will normally be made on a staged basis as follows:

50% to be paid in advance

50% to be paid on completion

A grant claim form and invoices for any equipment purchased or work carried out must be submitted in order to receive the final grant instalment, along with a completed grant monitoring form.

We will consider alternative staged payments in certain cases where there may be cash flow issues. However, for capital grants, it is expected that applicants will have sufficient finance in place to ensure that they are able to manage their cash flow throughout the duration of the project.

Cost overruns: Funding of cost overruns will only be considered in exceptional circumstances where costs are deemed unavoidable and unforeseeable. We will fund cost overruns only as a last resort and expect all other sources of potential funding to be exhausted. There can be no guarantee that we will fund cost overruns and if we do, it will only be as a contribution so that it does not exceed 50% of the total scheme costs.

7. Grant agreement

Grant recipients will be required to enter into a standard grant agreement with the Council, which will stipulate a number of requirements including:

- Monitoring Arrangements
- Use of grant and details of works required
- Withholding, suspending and repayment of grant

For further information about the community led housing fund please contact ACTION with Communities in Cumbria on 01228 817 224 or email roselord@cumbriaaction.org.uk

ANNEX 2

The refurbishment of the Seascale Public Toilets

Scope of works

Women's Toilets

To change and fit new loo roll holders and soap dispensers, hang new mirror, replace or swap taps (as getting stuck on) and replace old pipe with new, paint and fit new hand dryer and replace flooring, replace old signage on the door.

Men's Toilets

To change and fit new loo roll holders and soap dispenser, replace hand dryer, replace mirror, add new light over the toilet area, rip out old urinals and replace with single ones with partitions (2 x adult and 1 x junior urinal) and replace the pipes and flusher, make good floor, replace old flooring, paint and replace old signage.

Disabled Toilets

Replace mirror, soap dispenser, toilet roll holder and hand dryer, replace existing hand rails as going rusty add new light to toilet area and move existing into cleaners cupboard replace the fuse board and make good cover new flooring.

Cleaner's cupboard

Remove existing brown cupboards and add a work surface to house computer screen for CCTV units move existing socket and add new sockets, fit new boiler and pipe work (add a new sink if this is possible)

New Baby Changing area

Make new seating area on the left hand side as you come through the door with coat hanging area. Rip out existing sinks and units to house new long unit incorporating a hand basin and baby changing mat on top, cupboard units underneath will house toilet rolls ect, box in all pipes and move the existing cistern, new mirror, add a new hand dryer, new electrics to be ran in and all old redundant pipes to be removed, new flooring and paint.

See enclosed electrical quote for all works needed

Enclosed are all the quotes for this work NOT including Paint, New soap dishes and new loo roll holders

Lizzie to add quotes for the flooring.

Refurbishment of Seascale Beach Park Toilets.

| Costings. | Materials | Labour | Total |
|------------------------------|------------------------|--------|--------------------|
| Ian Rigg Joinery. | 880 | 650 | £1,530 |
| T & C Biggins Electrical | | | £1,996.00 |
| Ian Singleton Plumber | 1927 | 800 | £2,727.00 |
| Atwell Glass Mirrors | | | £205 PLUS VAT |
| Baby Change | | | £159.99 PLUS VAT |
| Hand dryers 3 @ £159.99 each | | | £479.97 PLUS VAT |
| Quattro flooring 2 options | £1,594.79 £1,737.54 | | £1,737.54 PLUS VAT |
| | TOTAL: | | £8,834.51 |