

Minutes of a meeting of Cockermouth Town Council held in the Council Chamber, Town Hall, Cockermouth on Wednesday 21 October 2015 at 7.00pm

### Members

J Laidlow (Mayor)

I Burns  
C M Jackson  
D Malloy  
S Nicholson  
A Smith  
A Tyson

L Davies  
A Kennon  
E Nicholson  
K Scales  
S Standage

Also Present: 1 member of the public

**67 To authorise the Mayor to sign as a correct record the minutes of the last meeting held on 17 September 2015**

Resolved – That the minutes of the meeting held on 17 September 2015 be signed as a correct record.

**68 Declaration of Interest**

Councillor A Smith declared a non-pecuniary interest in items relating to Allerdale Borough Council due to being Leader.

Councillor J Laidlow declared a pecuniary interest in item 10h due to being the applicant of the banner application.

Councillor C M Jackson declared an other registrable interest in item 8 due to her membership of the Development Panel.

**69 Mayors Announcements**

The Mayor had attended the following engagements since the last meeting:-

- Soroptimists 34<sup>th</sup> Charter Dinner at West Cumbria College
- World's largest coffee morning at Allerdale Court Hotel
- Mayor of Workington's Civic Service
- Maryport Round Table Charter Dinner at the Waverley Hotel
- A social evening with Mayor of Workington in Mayor's Parlour in Town Hall, Workington
- Awarding of prizes for Christmas Card Competition at All Saints School and Fairfield Primary School
- The 20<sup>th</sup> Birthday celebrations of the Kirkgate Centre at Hunday Manor
- Soroptimist Fundraising Evening at Torpenhow Village Hall
- Mayor of Silloth's Civic Service

**70 Police Report**

There was no police presence at the meeting. Their report was circulated prior to the meeting.

## **71 Public Participation**

The following question was received from Mr J Hully:-

'What does the Town Council intend doing about the section 106s being placed on Strawberry How and any other S106 applications'.

The Mayor read out the following answer:-

The S106 agreement between Allerdale Borough Council and Storey Homes has already been signed. There is nothing that Cockermouth Town Council can do about this S106 agreement or any other S106 agreement.

A S106 agreement is a legally binding agreement or planning obligation that is drawn up between a local planning authority and a landowner in association with the granting of planning permission.

## **72 Land Trusts**

Andy Lloyd, the Community Land Trust Officer gave a presentation regarding the potential of Land Trusts and self-built or self-commissioned housing to provide affordable homes for local people

## **73a Planning Matters**

The following planning applications were considered prior to the meeting due to time constraints:-

### **2/2015/0507**

Conversion of existing garage and first floor extension above the existing garage.

9 Simonscales Lane, Cockermouth

Amendment: Plans, elevations and site plan

Recommended - No Objections

### **2/2015/0518**

Replace wooden windows and door to rear with upvc

34 Fell View

Recommend – no objections

### **2/2015/0533 (as amended)**

Outline application for the erection of a single dwelling/bungalow

20 Laithwaite Close

Amendment: minor amendments to eastern side of bungalow

Recommend – No objection

**2/2015/0570**

Listed building consent for lowering the flag floor and alterations shop from including the provision of new access door

Wordsworth House, Main Street, Cockermouth

Recommended - No Objection

Amended Plans were also considered.

Amendment: Street entrance door moved back to the original side position.

Recommended – No objection

**2/2015/0550**

Demolition of existing bungalow and rebuild of new storey dwelling

6 Rose Lane Cockermouth

Recommended - No Objections

**2/2015/0559**

Erection of an extension to provide an additional 20 bedrooms

Holmewood Residential Home, Lamplugh Road, Cockermouth

Recommended - No Objections

The following applications for tree works were circulated to members prior to the meeting due to time constraints:-

**CAT/2015/0016**

Removal of a row of conifers

Castle Grounds

Recommended – no objections

**CAT/2015/0017**

Tree works, Wordsworth Court, Sullart Street

Recommended – no objections

**The following application was considered at the meeting:-**

**2/2015/0607**

Replacement timber windows to match existing

43 Mountain View

Recommended – No objections

**73b Tree Works**

Recommended – That the application to trim the top and sides of two trees to the rear of 5, Riverside Terrace be refused due to lack of detail.

**74 Finance**

**74a Schedule of Payments**

Resolved – That the schedule of payments in the sum of £15,326.94 be formally approved for payment.

**74b Quarterly Monitoring Report**

Agreed – That the contents of the financial budget comparison report between 1 April 2015 and 30 September 2015 be noted.

**74c Cockermonth Amateur Dramatics Society (CADS)**

Resolved – That a £300 grant be given to CADS towards their panto costs.

**74d Citizens Advice Bureau (CAB)**

The Citizen Advice Bureau rents an office in the Town Hall which is used for their outreach centre.

It was agreed at the outset to rent the office at a discounted rate rather than give Grant aid. This arrangement has worked well.

Those present considered a letter from the Funding Officer regarding additional grant.

Resolved – That no additional grant be given to the CAB to assist with the running

costs of the outreach centre in Cockermouth.

#### **74e Bank Mandate**

Resolved – That bank accounts be continued with HSBC Bank Plc and the bank is authorised to:-

- (a) Pay all cheques and act on other instructions for payment signed on behalf of the Council by the proper officer and any two of those listed whether any account of the Council is in debit or credit,
- (b) Deliver any item on behalf of the Council by the Bank in safe keeping against the written receipt or instructions of Sheila Brown and
- (c) Accept the proper officer and two of those listed overleaf as fully empowered to act on behalf of the Council in any other transaction with the bank.
- (d) Accept Sheila Brown as fully empowered on behalf of the Council to enter into at any time any agreement for or relating to electronic and/or telephone banking services of any kind whatsoever and to delegate (including the power to sub delegate) the operation of the Services as set out in the terms and conditions governing the Services and the Council acknowledges that the Bank shall be entitled to act upon all instructions received in respect of the Services until notified otherwise in writing by the Council
- (e) That the Council agrees that any debt incurred to the Bank under this authority shall in the absence of written agreement with the Bank to the contrary be repayable on demand
- (f) That Sheila Brown is authorised to supply the Bank as and when necessary with lists of persons authorised to sign, give receipts and act on behalf of the Council and that the Bank may rely upon such lists
- (g) That these resolutions be communicated to the Bank and remain in force until changed by a resolution of the Council and a copy, certified by the Proper Officer is received by the bank.
- (h) That the Council accepts the accounts and banking relationship with the Bank will be governed by and subject to the Business Banking Terms and Conditions as amended from time to time together with any terms and conditions in respect of specific products and services requested by the Council from time to time.

#### **74f Town Centre Maps**

Resolved – That 9 hand painted header boards for the new town centre maps be purchased at an additional cost of £2,025.

#### **74g Town Hall Insurance**

Agreed – That the contents of the policy schedule be agreed and noted.

#### **74h Internal Auditor**

Agreed – That the interim report by the internal auditor for the year ended 31 March 2015 be noted.

#### **75 Correspondence**

**75a CALC Circular**

Agreed – That the October 2015 CALC circular be noted.

**75b Memorial Gardens**

Agreed – That the contents of a letter from the occupier of 37, Derwentside Gardens be noted.

**75c Trees to rear of 6 Riverside Terrace**

Agreed – That the contents of an email from the occupier of 6 Riverside Terrace be noted.

**75d Spirit of Christmas**

Resolved – That the tree lights be not switched on for the Spirit of Christmas on 12 November 2015.

**75e Conservation Areas: Supplementary Planning Document**

Resolved – That no comment be made on the Conservation Areas, Supplementary Planning Document.

**75f Strawberry Grange**

Recommended – (a) That Burthwaite Terrace be not adopted as a street name on Strawberry Grange.

(b) That Annfield Drive be offered as an alternative street name on Strawberry Grange.

**75g Wakefield Road Car Park**

Resolved – That the Town Council registers Wakefield Road as an asset of community value.

**75h Christmas Banners**

Resolved – That Firms Home Hardware Ltd be given approval to display their Christmas banner on lamppost 26 between 22 November 2015 and 4 January 2016.

**75i National Geological Screening Guidance**

Resolved – That Calc's view on the draft National Geological Screen Guidance be sought and discussed at the next meeting.

## **75j New Retail Development on Low Road**

Yorkshire based property developer Opus North are preparing plan for a new retail development at Low Road on disused land next to Lakes Home Centre. The proposed development will bring 25,000 sq ft of new retail to Cockermouth, regenerating a brownfield site and supporting new jobs and investment.

Opus North would like to discuss the plans in more detail at this early stage.

Opus North had since decided not to attend a future town council meeting but to organise a pre-application consultation meeting in Cockermouth instead.

## **76 Clerks Report**

Resolved – (a) That the content of the Clerks report be noted.

(b) That the 2016 meeting dates be agreed as follows:-

Thursday 21 January 2016  
Wednesday 17 February 2016  
Wednesday 16 March 2016  
Wednesday 20 April 2016  
Tuesday 17 May 2016 (APM)  
Thursday 19 May 2016 (AGM)  
Wednesday 15 June 2016

(c) That the Clerk be congratulated on her nomination for 'Clerk of the Year.

(d) That an Agricultural Exchange Sub Committee comprising of councillors I Burns, A Kennon, A Tyson, D Malloy, S Standage and Mr & Mrs Teasdale be formed to discuss the 2016 Agricultural Exchange.

## **77 Cenotaph**

Resolved – That the Mayor and Town Clerk be authorised to sign the contract for the title transfer of the land immediately around the Cenotaph.

## **78 Tarn Close Athletics Ground**

Resolved – That consideration of the notification of an application to register mines and minerals be deferred pending legal advice.

## **79 Toilets**

Allerdale Borough Council are trying to reduce the number of toilets they currently operate. They have asked the Town Council if they are willing to accept the transfer of all four public toilets in Cockermouth.

Resolved – That the Town Clerk be authorised to negotiate the following:-

(a) The transfer of the public toilets/store in the Memorial Gardens subject to the windows being bricked up, shrubs removed and lights being installed as the Town Council wishes to retain the toilets and open them up for events.

(b) The transfer of the public toilets in Harris Park subject to the front and side windows being bricked up (back windows to be left) by Allerdale Borough Council as the Town Council may wish to re-open these toilets in the future.

(c) That Harris Park Bowling Club be approached regarding use of their toilet facilities for users of Harris Park in the interim.

(d) The transfer of the public toilets in Bitterbeck subject to Allerdale Borough Council sorting out the ventilation, deep cleaning the facilities, bringing the accessible unit up to current standard and installing a pay on entry system and an automatic opening and locking system. Clarification of ownership of building is also sought.

(e) The transfer of the public toilets in Main Street subject to Allerdale Borough Council removing the water fountains and water tank, converting the toilets into a Modulet system providing one fully accessible and three unisex toilets and the installation of a pay on entry system and automatic opening and locking system.

## **80 Tarn Close Sports Ground**

Resolved – That the Mayor and Town Clerk be authorised to execute the Deed and sign the plan.

The meeting closed at 9.15pm