

**WHICHAM PARISH COUNCIL
DRAFT MINUTES OF THE EXTRA-ORDINARY PARISH COUNCIL
MEETING HELD
ON MONDAY 23 APRIL 2018 IN
SILECROFT VILLAGE HALL COMMENCING AT 07.30PM**

PRESENT: Cllr A Fell (Chair), Cllr S Wilson, Cllr M Sharp, Cllr V Bradley, Cllr P Rand, Cllr M. Cumming, Cllr C Lowery, Cllr R Jopson

16317: APOLOGIES: none

164/17: Exclusions of Press and Public

There were no items that required the exclusion of press or public

165/17: Declarations of Interest

No declarations of interest

166/17: Feedback from the Working Group after their meeting with Black Combe (Whicham) CIC held on Monday 16 April 2018 and the Parish Council's decision to each point raised

Notes of the meeting between representatives of the CIC and the Parish Council working Group had been taken by Cllr Lowery and distributed prior to this meeting. Cllr Fell stated to the meeting that although discussion could take place, the Parish councilors did not have the authority to make decisions, but would take points raised and discussed back with recommendations to the next meeting of the Parish Council. It was agreed that as some of the points to be raised would require a decision before the next meeting of the Parish Council, that an extra-ordinary meeting of the Council would be called to discuss issues raised and decisions made where required.

167/17 Key Points that were discussed at the meeting, some of which were for information only, some requiring a decision by the Parish Council were:

- **Trading** – working on a 40-50% gross margin (for information only)
- **Operator** (for information only)
- **User survey** – had been undertaken by the CIC and the results of which would be used as part of the planning application and funding applications.
- **Permission was given by the CIC members that the Parish Council could use the data from the User Survey in a funding application for the refurbishment of the toilets.**
- **Electric** – Some work had commenced. A funding application had been submitted by the CIC to Copeland Community Plan and a decision was expected on 25 April 2018. If successful, the connection would commence as soon as possible after that date. In the short term a generator had been hired to serve

the café. The CIC asked if the Parish Council wished to have an electrical supply fitted to the toilets.

- **After discussion the Parish Council agreed that at this point in time there was no requirement for electricity to the toilets, but the existing cabling servicing the café from the generator could remain in situ for future use if required.**
- **Opening Hours to Date and Future** – existing opening hours had been 10-4pm, but it was envisaged that these would be increased to 10 – 6pm during the summer months. CIC had indicated that the proposed opening hours would be included in the planning application. The Café was looking for flexibility in opening hours with some extended opening in an evening.
- **The Parish Council determined that they would support the proposed opening hours of 10-4pm in the winter and 10-6pm in the summer. They would not support flexible opening hours. Any “one off” special events would require prior permission from the Parish Council to consider whether extending the opening hours was appropriate and would be acceptable to neighboring properties.**
- **Proposed Additional Unit** – The CIC were proposing to place an additional unit which would contain a disabled toilet as well as additional seating area, behind the existing unit. They were proposing a 6 meter gap between the units, with the gaps being blocked off at each end. CIC were proposing to submit 1 planning application for both units. A plan was provided showing the CIC's intention of where the location of the 2nd unit would be. This would require the soil bank to be re-profiled to around 15 meters. CIC were also requesting permission that the disabled toilet be connected to the toilet block septic tank.
- **The Parish Council were in support of the café project but until FULL PLANNING CONSENT FOR BOTH CABINS had been granted, felt that they COULD NOT give permission for the installation of the 2nd cabin and would expect it NOT to be installed until planning had been achieved.**
- **Councilors required further information from the CIC on the following, before a final decision can be made on the proposed installation of the 2nd unit**
 - Why do the CIC want a 6 meter gap between the 2 cabins?
 - What will be the total footprint of the 2 units and the gap?
 - What materials are to be used to block off the ends of the gaps?
 - A scale plan regarding the proposed re-profiling of the bank and more information as to how the works and re-instatement would be achieved before permission would be granted
- **The Parish Council had no objection in principle to the connection of the proposed disabled unit to the septic tank but would expect the CIC/operator to be responsible for half the cost of emptying the septic tank, this condition would be written into any future agreement.**
- **Funding** – applications had been submitted by the CIC (for information only)
- **Planning** – CIC are to submit a planning application for both units.
- **The Parish Council have already committed to donating £150 towards the cost of the planning application.**
- **Give a Day to Copeland** – suggested date was 24 June 2018 to hold an event on the beach to promote the café and possibly get other businesses involved

including the Golf Club and the Caravan site. CIC were requesting some help from the Parish Council

- **The Parish Council was in favor of the proposal and will discuss the event in more detail at their meeting on 6 June 2018 when more information will be available.**
- **Permanent Café** – The planning consent for the original café had now lapsed. CIC were to discuss the new structure and re-design. There was no fixed time frame but it was hoped that the design would be formulated, after consultation with the community in 2019/20 and building work to commence in 2021
- **The Parish Council agreed to support this initiative and with a business plan, evidence and information may be able to assist with some funding of this project.**
- **Other issues**
 - **Land lease agreement** – The CIC stated that an amendment to the current agreement would be required with the proposed new additional unit.
 - **The Parish Council will not consider a new agreement until planning consent has been received by the CIC**
 - **Rent** – the CIC were of the opinion that the existing “rent” should be a gesture and not a true “rent”
 - **The Parish Council was of the opinion that the current “rent” was a fair gesture. That in building a business case for the permanent cafe that running costs should include rent of the building/land, business rates and service costs.**
- **Toilet block** – The CIC were of the opinion that the current state of the toilet block reflected badly on the café.
- **The Parish Council wished to make it clear to the CIC that it had sole responsibility for the toilets and the contractor who cleaned them. The PC was of the opinion that the current toilets could never meet the standards that a modern café required, because of the nature of the building and its location, but were fit for the purpose for which they had been intended ie a public convenience for visitors and users of the beach.**
- **The Clerk was instructed to get a sign made for the toilets stating that the toilets were nothing to do with the café and any comments to be directed to the Parish Council.**
- **The Parish Council were seeking funding to undertake a refurbishment of the toilets and it was expected that work would not commence on this project until after October 2018**
- **Car Park** – The Parish Council were awaiting confirmation from the quarry regarding delivery of stone so that work could be undertaken.

There being no further business the meeting closed at 21.50

Signed..... Dated.....

DRAFT