

**Threlkeld Quarry Road Management Ltd**  
**Meeting held at no.8 Glenderamackin Terrace**  
**Wednesday 22nd May 2024. 7.00 pm – 8.30 pm**

**Directors present:**

Ian Hartland, Jane Martindale, Peter Thurrell (chair), Rosemary Vidler

**Apologies:**

Helen Lancaster, Richard Siddall

**Not attending:**

Bill Graham (declaration of interest as an employee of BEC company)

**TQRM admin:**

Denis Frost, Wendy Thurrell

**Atkinson Homes:**

Matthew Boustead and Jonathan Green

1. Atkinson Homes

MB and JG attended the meeting to give a very helpful preview of Atkinson Homes' forthcoming planning application (in association with Keswick Community Housing Trust) in respect of five houses (plus access road and hard standing for parking and paths) to be built on land to the south of Saddleback View. Plans of the site were provided, together with example house plans from other developments.

It was noted that TQRM Ltd have no objection to the proposed development in principle. Otherwise:

- 1.1 In connection with potential impact on road surface, it was asked that Atkinson Homes should include a clear plan for dealing with (possibly increased) rain water run off down Chapel Road. MB,JG explained that increased water run off would in fact be controlled via a purpose built storage tank as per modern building regulations but that Atkinson Homes would also be happy to investigate the existing land drainage, possibly utilising a camera inspection inside the culvert.
- 1.2 It was asked that Atkinson Homes incorporate a written condition in their proposed rental/purchase contracts to the effect that all new residents must become members of TQRM Ltd and thereby contribute in accordance with the annual contribution levels as approved from time to time by members of the company at a general meeting.
- 1.3 No doubt, the residents of Saddleback View would appreciate a (possibly open air?) meeting on the proposed development site once plans are finalised.

2. Virgin Money and Barclays bank account

2.1 RV confirmed that the VM bank account was up and running, that service standards were so far promising and that she would shortly test the phone banking app methodology for cheques scanning.

2.2 Barclays Bank are insisting on two signatories (including Lucy Harrison) in order for us to close the existing account. RV and PT to liaise with LH accordingly.

2.3 New bank details: Virgin Money, it is classed as a business account, account name Threlkeld Quarry Road Management Ltd, sort = 82-12-08, account = 3003 4853.

2.4 DF reported that VM banking was free of charges, but only up to ten transactions per calendar month so there will be a future need to 'manage' contributions of all types (cash, cheque or bank transfer) as much as may be practical.

In the event that transactions exceed ten in any calendar month, a fixed monthly fee of £6.50 would apply, plus £0.30p per transaction in excess of ten.

2.5 DF to contact all monthly standing order contributors to amend their orders with the new bank details. However, in view of potential transaction charges, monthly standing order payments should no longer be actively encouraged ?

### 3. Roadworks 2024

3.1 Noted that DF had already spray-painted likely target areas.

3.2 PT agreed to draft our annual contributions letter incorporating the new VM bank details and circulate the draft for approval.

3.3 PT and RV to then share distribution of the letters as soon as practical.

3.4 Irrespective of our 'normal' roadworks schedule, it was agreed that we should take steps to deal asap with that very large pothole which appeared in the middle of the road shortly after works were completed in 2023. PT volunteered to liaise with Tolsons to see if they could fit this in alongside other jobs taking place nearby.

### 4. BEC Business Centre planning application ref: 7/2023/2136

4.1 It was noted that two responses from BEC had been filed back in December (albeit not publicized locally until 24th April)

4.2 The first was a balanced letter from Bill Graham emphasising the financial contributions which BEC have consistently made every year and effectively confirming that contributions would be increased proportionately in the event of planning permission being granted for 42 units. i.e new contributions of £4,200 per year. This proposal was very much appreciated and welcomed by all present.

4.3 However, BEC were not prepared to accept the TQRM proposed planning condition that the main access road be upgraded to a standard which would result in adoption by Cumberland CC. BEC claimed that the costs of such upgrading would be disproportionate and would render their proposed development financially unviable.

4.4 However, BEC had also filed a traffic survey response which quoted a 'headline' figure of only 35 vehicle arrivals per day into the Business Centre. DF reported that his own calculations based on our mini-survey (carried out in August and September 2023) resulted in a potential figure of 168 journeys (i.e into and from the BBC) and which (together with Quarry business traffic) would result in one business vehicle every two minutes passing along the front of Glenderamackin Terrace at peak times.

4.5 After some discussion, the meeting decided to not respond further at this stage to the BEC December letters but to rest on the company's first response as submitted by PT on 05/10/23.

### 5. Road repairs cost sharing ?

DF reported that our mini-survey of business traffic revealed road usage (in round terms) as being 33% BBC, 33% Quarry businesses and 33% residential.

This compares with financial contributions (over the last eight years) of BEC+BBC at 55%, Residents at 32%, LDNPA at 10% and Quarry businesses at 3%.

Pause for thought.

6. Next meeting date to be decided.

### 7. Footnote: re: 4.2 above

7.1 It was belatedly discovered after the meeting that a "Unilateral Undertaking" had been entered into by BEC (posted on the LD Planning portal on 30/04/04) (after the public notice which was posted locally on the same date). The terms of the undertaking were also summarised on the portal as follows:-

“Blencathra Business Park Cover Note” posted on LD Planning portal 30/04/24

24.04.23 (sic)

This is a summary note for the following unilateral agreement relating to planning application 7/2023/2136 for land at Blencathra Business Park, for consultation purposes.

BEC are looking to replicate the current unofficial agreement that they have been following to date for the existing units, and extending the provision to the proposed new units. This proposed undertaking covers the following:

- \* At present, BEC makes an annual contribution of £100 per unit, totalling £2300 each year, which is paid in April to Threlkeld Quarry Road Management Committee.
- \* With the new units, BEC would charge £50 per annum as part of the licence fee on each new unit and then make a contribution of £100 per unit, equalling £150 per unit, for 17 new units totalling £2550 per annum.
- \* This would be added to the existing contribution of £2300 bringing the total contribution by BEC to £4850 per year.
- \* BEC would pay this directly in April in a single annual lump sum direct to TQRM to avoid them needing to chase individual tenants.
- \* For the avoidance of any doubt or confusion, BEC want to be clear that as a profit for purpose business and social landlord BEC can not be expected to, or realistically bring the road to an adoptable standard either by an annual financial contribution or s106 mechanism.