

Over Kellet Parish Council

Minutes of the Meeting 11th July 2017

held at Wilson's Endowed C of E Primary School Over Kellet

Those Present: Mr Graham Agnew (Vice-chairman), Mrs Margaret Fowler, Mr Martin May; Mr Michael Watson (Clerk); County Cllr. Mrs Phillippa Williamson & Circa 30 others

1 Apologies for absence: Cllrs Mr Nick Ward, Mrs Rebecca Lauder & Mr Stephen Atkins; City Cllr. Mr J Roger Mace

2 Minutes for the last meeting: 13th June 2017, (previously circulated with agenda and by email as provisional) were agreed and signed as a true record of the meeting.

3 Matters arising from the minutes not otherwise covered by the agenda:

4 Correspondence:

(a) Pre-application advice ~ Response from City ~ this defined what would be considered to be appropriate for a level 3 consultation process as 10 or more residential units and other considerations for non-residential applications involving areas exceeding 2000m.sq.

(b) Note from County Highways re temporary closure of A601M link from B6254 to junction 35 of M6 for the period 17th to 21st July 18.30 to 23.00 inclusive (Notice already in the notice-board)

(d) Letter of thanks from St Cuthbert's church for maintenance grant from PC. (refer 15d June'17)

(e) **Items for circulation:** *Clerks & Councils Direct Jul'1, LCR Summer '17, Lune Valley Housing AGM 24th July*

5 Planning Applications:

(a) Developments relating to application no. 16/01572/OUT (refer items 5c 13/3 & 11/4/17) To ascertain present position with regard to this application apply via "Freedom of Information Act".

(b) 17/00014/REF: Note of appeal against decision in respect of 16/01351/FUL Erection of an agricultural building for free range hens & erection of a new access point for W A Agricultural Ltd @ land off Kirkby Lonsdale to Halton Road. Email from Dr Sambrook thanking the PC for their support. ~ **Awaiting decision**

(c) 17/00731/FUL: Demolition of existing buildings and erection of five industrial buildings comprising mixed use light industrial (B1) and storage and distribution (B8) with associated access road and parking for Mr S Wightman @ the tractor yard Capernwray Road LA6 1AD ~ As no substantial difference between this and previous application for 16/01060/FUL a similar objection would be made by the Parish Council. **Email to City Planning ACTION CLERK**

(d) 17/00706/REM: Reserved matters application for the erection of a detached dwelling for Mr Dennis Towers @ plot 3 Kirkby Lonsdale Road. No objections raised and response from PC already sent to City Planning.

(e) 17/0077/TPO: Reduce X 1 cherry tree by 2.5m for Audrey Cochrane @ 12 Church Bank. **Awaiting decision**

(f) 17/0081/TPO: Crown lift and reduction to 1 X copper beech for Mrs Anna Knowles @ Beech House LA6 1DL ~ No objections ~ **Email to City Planning ACTION CLERK**

(g) Proposals for Porsche Centre at field situated between the bridge over the M6 on the B6254 and the junction with the A601M. Acknowledgement of letter from PC (refer item 5e June '17) noting our views and indicating that they would take up the access concerns as part of the transport statement.

(h) Proposed development of redundant buildings at Old Hall Farm and possible plans to develop on fields belonging to the farm. A detailed power-point presentation was made by the agents IDPartnership. The proposed developments were presented in two parts the first was less controversial and outlined plans for conversion of existing barns and house providing 7 living units and an additional 2 new dwellings which would surround a courtyard with vehicular access through the existing farm entrance onto Kirkby Lonsdale Road. The proposed second phase would convert existing farm land behind Old Hall Farm, surrounding Hallgarth Gardens and abutting Capernwray Road to beyond the junction with Kellet Lane. The proposal includes 55 new dwellings on a green-field site with access to Capernwray Road approximately half-way between the road junction referred to above and the Tithe Barn. Included

in the preliminary plan are several open spaces including a community orchard and public open space with a 'nature based area to the north', which would include two stretches of water. The proposers highlighted the benefits of extra housing as a means of maintaining existing services.

Obviously, such a large development would impact upon the school in time and would generate extra traffic onto what is in effect a narrow lane with a 'pinch-point' between the proposed access road and the centre of the village. The population of Over Kellet would be substantially increased by between 15 and 20%.

At this preliminary stage, it was probably too soon to give an opinion one way or the other. IDPartnership were thanked for their thoroughness and frankness in outlining the extent of the proposals.

(i) Replacement electricity sub-station @ "the Helks. Outcome of meeting on 23rd June not known.

6 **LALC:** Next Local Meeting 31st July. Lancashire AGM 18th November 2017 @ County Hall Preston

7 Quarry Matters: There has been one blasting complaint since the last meeting which monitored 4.73 (slightly larger than usual but well within official guidelines). The bleeping noise mentioned last month was caused by two vehicles which do not usually operate at night. These have now been converted to 'white noise' so any complaints should have ceased.

8 Lengthsman Report: grass-cutting and hedge trimming.

9 Road Safety Concerns: The hedge alongside the footway on the B6254, as usual, had encroached on the path and other growth (nettles brambles etc.) was also covering parts of the path together with overgrowth from the adjacent verges. The hole in the wall by the narrows had still not been repaired. The trees were obscuring vision on crossing the approach to the A601M had still to be dealt with. Emails to County Highways with copy to County Councillor. **ACTION CLERK** Reminders to be sent to Mitchells regarding safety of the wall to the south of the Eagle's Head and to the police regarding observation of parking at busy times for the school. **ACTION CLERK**

A comprehensive response to issues raised regarding inconsiderate parking associated with attendance at the school was received from the headteacher. The school does all it can to remind parents and other carers of children attending the school of their responsibilities in not causing inconvenience to residents. In fairness, there is little more that they can do.

10 Emergency Plan ~ up-date: Nothing to report

11 Allotments: Nothing to report.

12 B4RN Community Broadband ~ Ducting is now completed from the village hall to the footpath between Church Bank and Greenways. This gives scope for a further 20 properties to be connected with potential for more properties on Church Bank, Greenways and Craggs Hill. It is to be hoped that a further working party can be mustered in August to move the project forward. A debt of gratitude is due to those who have worked on the project and also to other residents who have agreed to ducting being installed across their properties.

13 Local Plan Further considerations: The 2017 Local Plan Consultation is now available on www.lancaster.gov.uk/planning/planning-policy/land-allocations-dpd A response to be sent from the parish council regarding the sustainability statement which gives unreasonable statistics regarding accessibility to services. i.e. 2 miles being described as a reasonable walking distance and 5 miles for cycling. This may be in order for the young &/or fit but even so with traffic being the way it is even this is questionable. **ACTION CLERK**

14 Winifred Pavelyn Trophy: Cllr Mrs Margaret Fowler agreed to judge possibly with the help of others including Cllr. Mrs Rebecca Lauder. The winner would be announced at the September parish council meeting and the winner be invited to the meeting to collect the trophy

15 Report from City Councillor: No report.

16	Accounts to be paid	
	(a) M J Watson ~ Honorarium Jun'17	£ 136.50
	(b) M J Watson ~ Expenses Apr to Jun'17 incl.	£139.33
	(c) Confirmation of receipt of wind-turbine grant	£1062.00 CR

All accounts matters outlined above agreed and approved unanimously

17 Next Meeting: 12th September 2017

NB Recently elected County Councillor Mrs Philippa Williamson was welcomed to the meeting. She intimated that she would be willing to follow through matters with the County Council