

Over Kellet Parish Council

Minutes of the Meeting 12th September 2017

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

Those Present: Cllrs. Mr Nick Ward (Chairman), Mr Graham Agnew (Vice-chairman), Mrs Margaret Fowler, Mr Martin May; Mr Michael Watson (Clerk); City Cllr. J R Roger Mace & Circa 32 others & PC Andy Massingham

PC Massingham was welcomed to the meeting. He intimated that the five burglaries in the village that took place earlier in the summer were considered to be isolated and to be the work of one or two individuals working together. An arrest had been made. He reported that crime in the locality was at a generally low level but urged individuals to not leave obvious signs of non-occupation of properties. Although, there was no permanent presence of officers in the village a team was always readily available to attend when called upon. The Police would be interested and would if available attend the area especially when there was likely to be anti-social/illegal parking issues associated with events in the village. The police would be advised of any events that could cause problems.

- 1 **Apologies for absence:** Cllrs. Mrs Rebecca Lauder & Mr Stephen Atkins; County Cllr. Philippa Williamson
- 2 **Minutes for the last meeting: 11th July 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:** None
- 4 **Correspondence:**
 - (a) Emails regarding parking issues from police and following recent burglaries. (refer above)
 - (b) **Items for circulation:** *Clerks & Councils Direct Sep'17, Lune Valley Housing Annual Report, Walney extension windfarm community newsletter Jul'17, Countryside Voice & Fieldwork (CPRE) Summer '17*
- 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". No further developments.
 - (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 ~ **Appeal Dismissed**
 - (c) 17/00691/FUL: Construction of first floor roof terrace & first floor roof extension @ Grindleford Winer Garth LA6 1DG ~ **Permission granted by City planners**
 - (d) 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 ~ **Permission granted by City Planners**
 - (e) 17/00706/REM: Reserved matters application for the erection of a detached dwelling for Mr Dennis Towers @ plot 3 Kirkby Lonsdale Road ~ **Permission granted by City planners**
 - (f) 17/0077/TPO: Reduce X 1 cherry tree by 2.5m for Audrey Cochrane @ 12 Church Bank. **Conditional permission granted by City planners**
 - (g) 17/0081/TPO: Crown lift and reduction to 1 X copper beech for Mrs Anna Knowles @ Beech House LA6 1DL ~ **Conditional permission granted by City planners**
 - (h) 17/00673/FUL: Erection of a two-storey detached dwelling house for Mrs Nichols @ land adjacent to Hilltop Farm LA6 1DG ~ **Permission granted by City planners**
 - (i) 17/00847/FUL: Erection of porch to front elevation for Professor & Mrs M & G McIlmurray @ Court House Nether Kellet Road LA6 1DL ~ **Permission granted by City planners**
 - (j) 17/01050/OUT: Outline application for the development of 55 residential dwellings for Mr Stephenson @ land to north of Old Hall Farm LA6 1DA~ This, as expected attracted a great deal of attention as if the development was to proceed, it would result in a considerable expansion of population in the village. (refer also item 5h 11th July). Various individuals contributed to the discussions and were thanked for their input. Having regard to the opinions expressed at the meeting the parish chairman would draft a

summary setting out objections to the proposal for agreement of the other Parish Councillors, whereupon the clerk would put in a submission to the City Planning dept. The objections would be under various headings including:- questionable housing need of the amount proposed, community benefit, community involvement, road safety, sustainability, possible flood risk, ecology, utility infrastructure, lack of local employment. **ACTION CHAIRMAN, COUNCILLORS & CLERK**

It was also agreed to write to the architects to complain that their submission on community consultation following the July meeting was misleading as it implied councillors were happy with this number of new properties. **ACTION CHAIRMAN & CLERK**

- (k) 17/00915/FUL: Erection of two dwellings with associated landscaping and access for Mitchells of Lancaster @ land adjacent to the Eagle's Head ~ A submission had been lodged by the parish council objecting to this proposal which has subsequently been **withdrawn by the applicants**.
- (i) Replacement electricity sub-station @ "the Helks. ~ Outcome still not known
- (m) Notification of replacement telecommunications cabinet by slip road in front of the north-eastern wall of Hall Garth~ no objections were raised by parish councillors.
- (n) 17/01077/FUL & 17/01078/LB: Demolition of agricultural buildings, change of use and conversion of use of three agricultural barns into four 4-bed dwellings (C3) and erection of four 2-storey detached dwellings (C3) with associated access and listed building application to facilitate the change of use etc. for Mr Stephenson @ Old Hall Farm LA6 1DA ~ As only just received it was agreed to defer a decision and Parish Councillors would advise the chairman of their opinions so that a suitable response from Over Kellet PC prior to 3rd October. **ACTION ALL COUNCILLORS & CLERK**
- (o) 17/00858/FUL: Change of use of land to form domestic curtilage and retrospective application for retention of a raised soil bank, vehicular access and filter pump house for Martin Mulligan @ Restarigg Farm LA6 1BG: Cllr Martin May agreed to make further investigations whereupon he would advise other councillors so a suitable submission could be made prior to 29th September: **ACTION CLLR MARTIN MAY, COUNCILLORS & CLERK**

6 LALC: Report from Local Meeting 31st July. The meeting was mainly concerned with neighbourhood plans which is covered under item 13 below. A representative from the Forest of Bowland AONB was in attendance and outlined the powers available to the AONB on planning matters. Next Local Meeting 25th September Lancashire AGM 18th November 2017 @ County Hall Preston

7 Quarry Matters: Tarmac: EPC Ltd had taken a lease on part of the eastern quarry at **Dunald Mill** for the storage of explosives. Purchase of a new crusher for **Leapers Wood Quarry** should result in all crushing work being undertaken prior to 6.30 p.m. The west and eastern parts of the quarry have now been amalgamated and work is due to start on the extraction of stone from beneath where the offices were situated. Output is now constant and all blasts have been well within statutory guidelines. In conjunction with Back Lane Quarry it is hoped to construct a new viewing platform within the next year.

Aggregate Industries: Current output is on target for 1 million tonnes this year. As with Leapers wood there have been a few complaints of blasting but all had fallen within statutory limits. The quarry has not been working over-night but the asphalt plant has and will do so over the next few months. The current Lancashire Mineral & Waste Plan expires in 2021; the new one should go out for consultation in December but is unlikely to contain any major changes. Next meetings scheduled for 6th March 2018

8 Lengthsman Report: grass-cutting and hedge trimming.

9 Road Safety Concerns: The hedge alongside the footway had been cut back but undergrowth was still encroaching onto the footway. The hole in the wall by the narrows had still not been repaired. The trees obscuring vision on crossing the approach to the A601M had still to be dealt with. A dangerous pot-hole had also been reported to the west of the entrance to Leapers Wood Quarry on the B6254. Reminders to again be sent on these outstanding issues. **Email to County Highways with copy to County Councillor. ACTION CLERK** There has been no response from Mitchells regarding the wall adjacent to the Eagles Head.

10 Emergency Plan ~ The wiring for the generator has now been installed at the village hall. Next meeting of the emergency committee is to take place on the 5th October.

11 Allotments: Nothing to report.

- 12 B4RN Community Broadband** ~ Further progress has been made to extend the facility to other parts of the village. There is a working party on 23rd September starting on the route to Kirklands and Bay View and on 30th September continuing behind Church Bank. There is to be a fun- raising ceilidh in the village hall on 7th October
- 13 Neighbourhood Plan:** The question of the pursuance of a neighbourhood plan for Over Kellet was the subject of discussion with pros and cons being considered. As plans would need to be agreed with the local district authority it was unlikely that any plan would be approved, which did not accord with its vision for the village. In view of the amount of work, time and expense that production of a 'plan' would involve it was questionable as to whether it would prove to be of significant value. However, councillors are to make further enquiries and this will appear on the next agenda.
- 14 Local Plan Further considerations:** In view of a recent amendment to the plan to include the Old Hall Farm site considered in 5j above a further submission to be made from the Parish council to ask that the amendment be removed. Cllr Nick ward to draft a suitable response for approval by the other councillors for onward direction to City Planning. **ACTION CLLR. WARD & CLERK**
- 15 Winifred Pavelyn Trophy:** The trophy for the best kept-garden in the village was won this year by Mr and Mrs John & Kay Brown of 2 Kirklands Road.
- 16 Remembrance Sunday 12th November 2017** ~ Mrs Jane Ward would arrange for the wreath to be ordered.
- 17 Report from City Councillor & District Councillor:** No reports.
- 18 Accounts to be paid**
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| (a) M J Watson ~ Honorarium Jul'17 & Jul'17 | £273.00 |
| (b) Graham Agnew ~ Various items in connection with the emergency plan ~ invoices provided | £119.43 |
| (c) Hughes Electrical Contractors Ltd. ~ works in association with emergency plan (VAT £97.09) | £582.56 |
| (d) Lesleie Gee Expenses ~emergency plan expenses~ invoice supplied | £ 23.64 |
| (e) Jane Ward ~ emergency plan expenses ~ invoice supplied (VAT £3.35) | £ 20.08 |
| (f) Nick Ward ~ cabling for emergency plan (VAT £9.35) | £ 56.10 |

All accounts matters outlined above agreed and approved unanimously

- 19 Next Meeting: 10th October 2017**

Following the meeting the clerk Michael Watson indicated that he wished to relinquish his role as clerk and would not be prepared to continue in the position beyond the end of the current year.