

**PARISH OF OVER KELLET**  
**Draft Minutes of the Extraordinary Meeting of the Parish Council held at the**  
**Over Kellet Village Hall on Thursday 25<sup>th</sup> July 2019 at 7.30pm.**

**Present:** Councillor Graham Agnew – Chairman  
Councillor Derek Johnson  
Councillor Martin May  
Councillor Jean Metcalfe  
City Councillor Michael Mumford

**In attendance:** 32 members of the public

**19/49 APOLOGIES FOR ABSENCE:**

Apologies received in advance from Councillor Stephen Atkins and Derek Whiteway (Clerk)

**19/50 DECLARATIONS OF INTEREST:**

No declarations of interest were reported.

**19/51 NEW PLANNING CONSULTATIONS**

The following planning application was considered.

Application No:	Description
19/00673/OUT	<p><b>Outline application for the erection of 4 dwellings (C3) and associated access. Land South East of Craggs Hill, Over Kellet.</b></p> <p><b>Resolved:</b> That, taking account of the extent and strength of feeling expressed by residents, a response be submitted to the City Council objecting to the proposed development, referring to:</p> <ul style="list-style-type: none"><li>• The loss of a valued and accessible green space</li><li>• The ecological impact</li><li>• The loss of existing grazing land</li><li>• Inadequate infrastructure e.g. foul drainage</li><li>• Traffic, access and road safety issues</li><li>• Inappropriate and unnecessary additional development</li></ul>

Notes from the meeting, taken by Cllr Metcalfe in the absence of the Parish Clerk.

The Chairman welcomed attendees and opened the meeting, stating that this was taking place at the request of residents of Craggs Hill, specifically to discuss the above outline planning application. He invited views to be expressed from all perspectives as this was an open forum.

Cllr May explained that, at this stage, this was an "Outline planning application", which may subsequently be revised. The application also included a flawed Design and Access statement which referred to a barn and Nether Kellet in the summary. Nevertheless, residents had the opportunity to view the outline application and related documents via the Lancaster City Council Planning portal and to submit comments by **13<sup>th</sup> August 2019** (this had been extended from 5<sup>th</sup> August due to late notification).

A representative of Craggs Hill residents was then invited to summarise the views expressed at a local meeting held to discuss the application. Only five houses near the proposed site had

received official notification of the application, which was a concern, given that it would have an impact on many neighbours who had not been informed. At the meeting, 100% of Craggs Hill residents were against the proposal and would be writing individually to object. The following issues had been raised;

1. The proposed access to the main road would be via the road to Craggs Hill which is a **private/ unadopted road** which could not cope with any additional traffic. Legal advice is being sought on this and on any existing rights of access to the land.
2. The access to the site, indicated on the plan, is currently a field gate preceded by a strip of land owned by the resident immediately below who has not been consulted.
3. The gateposts at the end of the road (where a road junction for the site is indicated) and the stretch of road before these, are owned by the residents of the neighbouring property, Grange Royd, who have not been consulted and are against the proposal.
4. There are serious concerns about **road safety** with inadequate turning space plus blind exit/entry points to both the site proposed and to/from Kirkby Lonsdale Road.
5. This is an important area of **green space** for the village with footpath access and is used frequently by residents. Residents fear this would be the start of a subsequent larger development, resulting in the entire loss of the Craggs.
6. There were many alternative sites in the village that had already been granted planning permission for residential development so there could be no justification for this additional site, and house type proposed, in relation to meeting local needs.

The Chairman thanked the Craggs Hill group for their input and invited further questions and views from the floor.

Regarding the special status (SSSI) of the Craggs, Cllr May confirmed that only a small part of limestone pavement at the top end of the site was protected.

**Pedestrian safety** was also raised as an issue as the right of way runs along the road here and this is used by families to access the footpaths going to/from the school or up to the Craggs.

Another concern raised by a Craggs Hill resident related to **foul drainage** as properties in the immediate vicinity have no access to public sewers and must use septic tanks. The application refers to joining the main sewers which are some distance away and at capacity.

Cllr Metcalfe considered that the Council for the Preservation of Rural England (CPRE) might be a useful ally and source of information, especially concerning interpretations of **rural sustainability**. Over Kellet still appeared to be included in the list of "sustainable settlements" proposed in the Lancaster and District Local Plan, despite objections to this having been raised by the Parish Council. If adopted, this would mean that planning applications for residential sites in the village would be viewed favourably and that speculative applications from developers could also be expected in advance.

City Councillor Mumford explained that the Local Plan had not yet been officially adopted, due to a change in council following the local elections. He recommended that residents should comment on this outline application via the City Council's Planning Portal and stated that members of the public are also entitled to apply to speak at the relevant planning committee meeting. He advised that the key issues affecting planning decisions often related to **road safety**, including access for emergency vehicles. Cllr Mumford also agreed to submit a request for the pre-planning response to the initial proposal under Freedom of Information.

A resident raised serious concerns about green spaces being eaten away by the increasing number of small developments being permitted within rural villages. This has a devastating impact on the natural environment with subsequent damage to habitats, species and biodiversity. In relation to the **Ecological Survey** included with the application, this was

**limited and insufficient** and therefore the results unreliable. It should be undertaken by a more qualified specialist and needs to take place over several days.

Other issues raised by attendees included: the potential negative impact on tourism, given the increasing importance of visitors to the local area's economy; the importance of the Craggs as a local amenity; the responsibility for gritting the private road which is treacherous in icy conditions; the impact of construction vehicles and related activity damaging the site, road and neighbouring properties.

The Chairman then asked for a show of hands which revealed that there were no votes in favour of the development and that everyone else, who voted, objected to it.

Clerk of the Council

Chair

Date: