

**Parish Council Meeting to be held on Tuesday 10th December 2019
at the Over Kellet Village Hall, commencing at 7.15pm**

A G E N D A

1. To receive **apologies**
2. To consider and approve **minutes of the meeting held on Tuesday 12th November 2019**. (attached to the agenda)
3. To receive **declarations of interest**.
4. To consider and comment on new **planning applications** received since the last meeting, as set out below (details previously circulated):

Application No:	Description
19/01407/OUT	Outline application for the erection of 2 detached dwellings with associated access and regrading of land. Field Adjacent to Woodlands View, Over Kellet. Deadline for comments – 5th December 2019. Letter of objection submitted
19/01436/CU	Change of use of land for the siting of 7 holiday lodges with associated driveways, formation of mini golf course, creation of amenity space and alterations to land levels. McCarthy Caravan Parks, Castle View Caravan Park, Borwick Road, Capernwray. Deadline for comments – 14th December 2019.
19/01462/FUL	Erection of a two storey detached dwelling (C3) with associated access and installation of a package treatment plant. Land Adjacent to The Willows, Moor Close Lane, Over Kellet. Deadline for comments – 20th December 2019
19/01400/FUL	Demolition of existing outbuilding, erection of a detached garage and installation of metal railings and a gate to front boundary wall. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet. Deadline for comments – 24th December 2019
19/01401/LB	Demolition of existing outbuilding, erection of a detached garage, removal of stone copings from front boundary wall, installation of metal railings and a gate to front boundary wall, installation of trellis fencing to west boundary wall and associated hard landscaping. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet. Deadline for comments – 24th December 2019

5. To receive an update on **planning authority decisions** on previously considered applications (report attached).

6. **The Dub.** To consider recent developments on land adjacent to The Dub and whether the Council should take any action.
7. **Budget Monitoring 2019/20 and Budget for 2020/21.** To receive a report from the Parish Clerk on the budget for 2019/20 and the timetable and options for setting the budget for 2020/21.
8. **Parish Plan.** To receive an update on measures taken to implement the Parish Plan.
9. To adjourn the meeting for a period of **public discussion** and to provide 'information only' updates on activities in recent weeks. (Note: Any matters needing a 'decision' will be considered as an agenda item at a future meeting).

1. Public discussion
2. Clerk's report on activities and correspondence since the last meeting
3. Members updates and reports since the last meeting, including:

1) LALC	2) Quarries	3) Village Hall
4) B4RN	5) Lengthsman	6) Other matters

4. Report of District and County Councillors

10. To authorise payment of the following **accounts**:

Payee & Detail	£
Village Hall Committee – Hire of Hall, 12/11/19 * note 1	10.00
Derek Whiteway, Parish Clerk Salary and Expenses, November 2019	192.64
HMRC – PAYE November 2019	46.80

Note 1: The Village Hall's invoice for October 2019 was overpaid by £4.00. By agreement with the Village Hall Committee, payment of this invoice (for £14.00) is being reduced by £4.00 to £10.00

11. To confirm the **date and time of the next meeting**.

Derek Whiteway
Parish Clerk
4th December 2019

Tel: 07805 260976

Email: clerk@overkelletpc.org

PARISH OF OVER KELLET

Draft Minutes of the Meeting of the Parish Council held at the Over Kellet Village Hall on Tuesday 12th November 2019 at 7.15pm.

Present: Councillor Graham Agnew – Chairman
Councillor Stephen Atkins
Councillor Derek Johnson
Councillor Martin May
Councillor Jean Metcalfe
County Councillor Phillippa Williamson
Derek Whiteway (Parish Clerk)

In attendance: Nine members of the public

19/75 APOLOGIES FOR ABSENCE:

No apologies were received.

19/76 OVER KELLET QUARRY OPERATIONS

A presentation and question and answer session on quarrying operations at the Leaper's Wood Quarry was made by Jonathan Haine (Lancashire County Council), Reuben Parkinson (Tarmac) and Alan Blenkinship (blasting contractor BAM Ritchies)

The presenters provided a very informative talk, with accompanying slides and videos, covering:

- a) The regulatory environment governing quarry operations in the area;
- b) Vibration and 'air over pressure' monitoring and tolerances;
- c) A history, current operating position and future of Leapers Wood Quarry;
- d) Recent monitoring results;
- e) Developments in blasting techniques and technology.

Following the presentation, a number of questions were taken from Councillors and members of the public.

Reuben Parkinson stressed that his company was keen to play a positive role within the local community and that any enquiries from residents would be welcomed.

The Chairman thanked Jonathan, Reuben and Alan for their time and effort in preparing and delivering such an informative presentation.

19/77 MINUTES OF THE MEETING HELD ON TUESDAY, 8th OCTOBER 2019.

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday 8th October 2019** be approved and signed.

Matters Arising:

- (1) **Min 19/65(2) Removal of 3 trees, Capernwray Road.** The Clerk reported that a response had been received from the City Council on this issue. The conclusion, accepted by the County Council, was that the three trees had been improperly removed. The County Council had apologised and reviewed its procedures and was happy to comply with the City Council's remedy that the trees be replaced with 3 semi-mature lime trees and a further 6 trees to be planted elsewhere in the parish.

The meeting heard from a resident whose property had been affected for many years by the removed trees. It was also noted that the stumps of the felled trees were still sprouting live shoots. Following discussion, Councillors concluded that detailed investigation was needed of the impacts on the property should the 3 lime trees be replaced.

Regarding the offer to plant 6 further trees in the parish, Councillors discussed potential locations and concluded that a site meeting with City and County Council representatives would be preferable to consider this issue.

Action: The Clerk to report Councillors' views to the City Council and request:
a) an investigation of the impacts from replacing the 3 lime trees; and
b) a site meeting with City and County Council representatives to consider appropriate locations for the planting of additional trees in the parish.

(2) Min 19/65(6) Planning pre-application advice

The Clerk reported that City Council's Development Management Officer had advised that there were no plans at this stage to publish pre-application advice routinely when a relevant application is received. In the meantime, the DMO is happy to respond to any specific requests made by the Clerk under Freedom of Information.

(3) Min 19/72(2) Flooding by The Narrows

County Councillor Williamson reported that, following inspection visits by the Highways, problems causing the blockage had been identified and remedial work was planned. The extent of the flooding problem had, thankfully, receded in the last couple of weeks.

The Clerk reported that he and County Councillor were in correspondence with residents on Borwick Lane about road surface and flooding problems they had reported in the Hall Garth area of the village.

(4) Min 19/72(3) Drain emptying onto footpath, rear of Leaper's View

The Clerk had written to the residents concerned asking again that the issue be resolved.

19/78 DECLARATIONS OF INTEREST:

No changes to Councillors' declarations of interest were reported.

19/79 NEW PLANNING CONSULTATIONS

The following planning applications were considered. It was resolved to respond as set out against each individual case.

Application No:	Description
19/01060/LB	Listed building application to alter an existing opening, install a replacement lintel and a new door with quion surround and creation of a patio area and relocation of retaining wall. Cragg House, Kirkby Lonsdale Road, Over Kellet.

19/01313/FUL	Erection of a single storey front extension, a single storey rear/side extension and a two storey side/front extension. 2 Kirklands Road, Over Kellet
19/01190/FUL	<p>Construction of 2 canal moorings, creation of associated car park and alterations to existing path and access. Kellet Lane Bridge, Kellet Lane, Over Kellet.</p> <p>Councillors considered the application and raised several questions concerning whether and how any foul waste is to be handled at the facility, and whether any servicing of boats will be carried out.</p> <p>Resolved: That a response to the application be submitted, seeking clarification as to whether and how any foul waste is to be handled at the facility, and whether there will be any servicing carried out.</p>
19/01363/FUL	Erection of a two storey rear extension and construction of dormer extensions to the front and rear elevations and a raised rear terrace. 4 Winder Garth, Over Kellet
19/0158/TPO	Sessile Oak (T3) - reduce horizontal limbs, Orchard (G1) - reduce crowns by 25%. Cragg House, Kirkby Lonsdale Road, Over Kellet
19/01368/VCN	<p>Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 17/01133/FUL to allow construction traffic to use the existing site access from Kellet Road to accommodate initial ground works)</p> <p>Councillors considered the application with reference to the associated application 19/01141/VCN to vary condition 4 on planning permission 17/01133/FUL. Councillors reiterated their concerns over the proposed change to enable contractors' vehicles to make use of the existing entrance to the site, from the B6254 Kellet Road.</p> <p>Resolved: That an objection to the application be submitted, reiterating the Parish Council's serious concerns over the safety of the proposed site entrance and its potential impact on the adjacent Biological Heritage Site.</p>

19/80 UPDATE ON PREVIOUS PLANNING APPLICATIONS

The Clerk presented an update on planning decisions, which was noted.

19/81 THE KELLETS TWINNING ASSOCIATION

The Chairman introduced an email from the Treasurer of The Kellets Twinning Association requesting a contribution of £60 toward the association's administration costs for 2019. A similar request had been submitted to Nether Kellet Parish Council.

Resolved: that a contribution of £60 for the financial year 2019 be made to The Kellets Twinning Association

19/82 PARISH PLAN – UPDATE

(1) **Village Gateways**

No further update since the last meeting.

(2) **Speed Indication Devices (SpIDs)**

The Clerk reported that affected residents on Kirkby Lonsdale Road had been consulted about the proposed installation of the new SpID outside their properties. The residents had responded very positively to the proposal. The Clerk was continuing to correspond with the County Council about arrangements for installing the new SpID.

(3) **Goosegate Plaque**

Councillor May reported on a quotation he had received for the supply of a sign for Goosegate. This related to a sign crafted in aluminium, 16.5" wide x 7" tall at a quoted cost of £252 + VAT and £18 + VAT for delivery. Councillor May to produce an actual size example of the plaque and consult property owners on a location for siting it.

The Chairman confirmed that a previous suggestion that such plaques might be installed at each entrance to the village would be considered further.

Resolved: that, subject to securing agreement to its location, the quotation for supply of a plaque for Goosegate be accepted in principle, the colours to be determined by Councillors.

19/83 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES: REPORTS FROM MEMBERS OF THE PUBLIC:

- (1) **'No cycling' signs on Church Bank to Greenways footpath.** A resident commented that action to install suitable signage had not yet been taken.

Action: Councillor Metcalfe to follow this matter up with the Lengthsman.

- (2) **Land bordering The Dub.** A resident raised questions over the ownership of, and future plans for, an area of land bordering The Dub (which itself is owned by The Wildlife Trust). The Chairman advised that this land was currently the subject of conflicting claims over its ownership. It was agreed that the Parish Council needed to consider the nature and extent of its interest in this matter.

Action: That the situation be monitored

CLERK'S REPORT:

- (3) Nothing further to report

MEMBERS' REPORTS:

- (4) **LALC.** Nothing to report.
- (5) **Quarries:** Nothing further to report
- (6) **Village Hall.** Nothing to report.
- (7) **B4RN:** Further work was scheduled for the coming weekend.
- (8) **Lengthsman:** Councillor Metcalfe reported that action continued to be taken to deal with a range of issues identified in the footpath condition survey produced earlier in the year.

Councillor Metcalfe read out the main conclusions and comments in the feedback report from the judges of the 2019 Lancashire Best Kept Village competition.

Action: Councillor Metcalfe to produce a report on the LBKV competition feedback for inclusion in the December issue of OK View.

- (9) **Other Matters.** On behalf of a resident, Councillor Metcalfe enquired about City Councillor Mumford, who had not responded to letters from the resident. The Clerk and County Councillor Williamson agreed to follow this up.

CITY AND COUNTY COUNCILLORS' REPORTS:

- (10) No further matters were reported.

19/84 PAYMENT OF ACCOUNTS

Payee and Detail	£
Village Hall Committee – Hire of Hall, 08/10/19	14.00
Lancaster City Council – Election Costs, May 2019	144.00
Derek Whiteway, Parish Clerk Salary and Expenses, October 2019	308.27
HMRC – PAYE October 2019	71.20
The Kellets Twinning Society	60.00
The Royal British Legion – wreath and donation	45.00
Councillor Agnew – expenses re Remembrance Day Trumpeter	10.00

Resolved: that the above accounts be paid.

19/85 DATE & TIME OF NEXT MEETING

The next meeting of the Parish Council will be held on Tuesday, 10th December 2019, commencing at 7.15pm at the Over Kellet Village Hall.

The meeting closed at 8.50pm

Clerk of the Council

Chairman

Date:

DRAFT

Agenda Item: 5

Planning Application Comments & Decisions

Update for November/December 2019

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
18/00983/FUL - Erection of caravan reception/office building with warden accommodation with associated car parking. Old Hall Caravan Park, Capernwray Road, Capernwray.	No comments submitted	Awaiting Decision
19/00636/CU Change of use of land for the siting of 16 static caravans/lodges, creation of an amenity area, alterations to land levels and associated landscaping. McCarthy Caravan Parks, Castle View Caravan Park, Borwick Road.	None submitted	Awaiting Decision
19/00545/HYB Hybrid application comprising a full application for proposed alterations to land levels and associated access, and outline application for up to 8,400sqm of employment floor space (Use Classes B1(c), B2 and B8) with associated access. Land North of Kellet Road, Over Kellet.	Consultation response submitted objecting to the application.	Awaiting Decision
19/01170/FUL Change of use of agricultural land to agricultural livestock haulage depot, erection of an agricultural livestock and HGV maintenance building and retention of an area of hardstanding. Field at Grid Reference 351950 471570, Netherbeck, Carnforth.	A consultation response was submitted objecting to the application over concerns about potential environmental and ecological impacts of the new and increased activity on the proposed development.	Awaiting Decision
19/01141/VCN Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 4 on approved application 17/01133/FUL to allow construction traffic to use the existing access on Kellet Road). Land North of Kellet Road, Over Kellet.	A consultation response was submitted, expressing serious concerns over the safety of the proposed site entrance and its potential impact on the adjacent Biological Heritage Site	Awaiting Decision

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
19/01313/FUL Erection of a single storey front extension, a single storey rear/side extension and a two storey side/front extension. 2 Kirklands Road, Over Kellet	No comments submitted	Decided - Permitted
19/01190/FUL Construction of 2 canal moorings, creation of associated car park and alterations to existing path and access. Kellet Lane Bridge, Kellet Lane, Over Kellet.	A response was submitted, seeking clarification as to whether and how any foul waste is to be handled at the facility, and whether there will be any servicing carried out	Awaiting Decision
19/01363/FUL Erection of a two storey rear extension and construction of dormer extensions to the front and rear elevations and a raised rear terrace. 4 Winder Garth, Over Kellet	No comments submitted	Awaiting Decision
19/0158/TPO Sessile Oak (T3) - reduce horizontal limbs, Orchard (G1) - reduce crowns by 25%. Cragg House, Kirkby Lonsdale Road, Over Kellet	No comments submitted	Awaiting Decision
19/01368/VCN Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 17/01133/FUL to allow construction traffic to use the existing site access from Kellet Road to accommodate initial ground works)	An objection to the application was submitted, reiterating the Parish Council's serious concerns over the safety of the proposed site entrance and its potential impact on the adjacent Biological Heritage Site.	Awaiting Decision