

**Parish Council Meeting to be held on Tuesday 10<sup>th</sup> March 2020  
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 11<sup>th</sup> February 2020**. (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
20/0024/TPO	T15 Alder & T17 Sycamore – Fell. Castle View Equestrian Centre, Borwick Road, Capernwray.
20/0028/TPO	T1 (Common Yew) - Crown reduce by 2m. Old Hall, Kirkby Lonsdale Road, Over Kellet.
20/00214/FUL	Erection of a single storey side extension and construction of a raised terrace. Clear Water Bistro And Bar, Clear Water Fisheries, Kellet Lane, Over Kellet.

5. To receive an update on **planning authority decisions** on previously considered applications (report attached).
6. **Flooding on B6254 Kirkby Lonsdale Road at Restarigg**. To receive an update on the condition of the road and to agree any further action.
7. **Annual Meeting – May 2020**. To agree arrangements for the annual meeting
8. **Risk Register**. To review and approve an updated risk register for the Parish Council (report of the Parish Clerk to come).
9. **Parish Plan**. To receive an update on measures taken to implement the Parish Plan.
10. 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

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

<b>Payee &amp; Detail</b>	<b>£</b>
Village Hall Committee – Hire of Hall, 11/02/2020	14.00
Derek Whiteway, Parish Clerk Salary and Expenses, February 2020	221.07
HMRC – PAYE January 2020	50.80

12. To confirm the **date and time of the next meeting** as 7.15pm on Tuesday, 14th April 2020.

**Derek Whiteway**  
**Parish Clerk**  
**2<sup>nd</sup> March 2020**

**Tel: 07805 260976**

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**PARISH OF OVER KELLET**

**Draft Minutes of the Meeting of the Parish Council held at the  
Over Kellet Village Hall on Tuesday 11<sup>th</sup> February 2020 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:** Seven members of the public

**19/109 APOLOGIES FOR ABSENCE:**

None received.

**19/110 MINUTES OF THE MEETING HELD ON TUESDAY, 14<sup>th</sup> JANUARY 2020**

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday 14<sup>th</sup> January 2020** be approved and signed without further amendment.

**Matters Arising:**

**(1) Min 19/99(2) Flooding by The Narrows**

County Councillor Williamson provided an update from County Highways indicating that they had now applied for a road closure in order to carry out repairs to the drainage pipework. Unfortunately, due to the nature of the location a road closure would not be able to take place quickly and the work was expected to take place within the next 3 months.

**(2) Min 19/103 The Dub**

Councillor May reported that the Parish Council's concerns had been reported to Natural England who had replied to say that no one had applied for a Great Crested Newt mitigation licence. Natural England confirmed that they had noted the Parish's concerns and that they would monitor the situation. The letter had also been sent to Steve Ryder at Lancashire Wildlife Trust (LWT), who manage the pond. Steve confirmed that LWT was not aware of any developments and would monitor activity at the site. The Chairman reported that he was working on the design for a new information board for the Dub.

**(3) Min 19/106(1) Footpath to the rear of Leapers View**

The Clerk reported that he had written to residents on Leaper's View concerning the drain emptying on to the footpath and also to residents on Kirklands Road concerning plants encroaching on to the footpath. No responses had been received from the residents and it was agreed that the Parish Council should move to the next stage of action in each case.

**Action:** The Parish Clerk to report the issues with the drain from Leapers View to the County Council. Councillor Metcalfe to liaise with the Lengthsman to request removal of the troublesome plants to the rear of Kirklands Road.

(4) **Min 19/106(2) Kirkby Lonsdale Road Post Box.**

The Clerk had emailed The Royal Mail for an update but had not yet received a response.

(5) **Min 19/106(4) Roadside Parking at Cockle Hill Barn.**

The Clerk had written to the County Council seeking views on whether/how hazards presented by increased roadside parking at Cockle Hill Barn could be managed. A response was awaited.

(6) **Min 19/106(11) BT Box at the Village Green outside Hall Garth**

The Clerk had contacted Openreach and an order had been raised for an engineer to inspect the Box. No action had been observed as yet.

**19/111 DECLARATIONS OF INTEREST:**

No changes were reported.

**19/112 NEW PLANNING CONSULTATIONS**

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

<b>Application No:</b>	<b>Description</b>
<b>20/00023/FUL</b>	<b>Creation of an area of hardstanding. Land At Grid Reference E353930 N469880. Kirkby Lonsdale Road, Over Kellet.</b>
<b>19/01572/VCN</b>	<b>Erection of a 2-storey dwelling and creation of a vehicular access (pursuant to the variation of condition 2 and 7 on planning permission 18/00038/FUL to amend the design of the dwelling including alterations to the footprint, elevations, floor plans and the substitution of the carport with a garage). Old Hall, Kirkby Lonsdale Road, Over Kellet</b>
<b>20/00019/FUL</b>	<b>Erection of an agricultural building for free range hens with associated parking. Lower Addington Farm, Birkland Barrow Road, Nether Kellet.</b>  A consultation response had been submitted on 5th February 2020 reiterating the Parish Council's concerns over further development on this site.
<b>20/00069/FUL</b>	<b>Erection of a field shelter, creation of an area of hardstanding and relocation of existing access. Land At Grid Reference E353625 N469588, Swarthdale Road, Over Kellet.</b>  It was noted that the application quoted policy DM10 - Equine Related Development, which expects that any buildings and facilities are well screened from the surrounding countryside and should not interfere within the amenity of surrounding residents. It was agreed that reassurance should be sought that such screening would be provided.

		A consultation response is to be submitted seeking reassurance that appropriate screening will be introduced to meet expectations of policy DM10.
<b>20/0009/TPO</b>	<b>Grind out stumps left after felling. Adjacent 1 Hall Garth Gardens Over Kellet</b>	
<b>20/00121/FUL</b>	<b>Retrospective application for the retention of 5 silos. Lower Addington Farm, Birkland Barrow Road, Nether Kellet.</b>	Councillors expressed concerns over this application, covering the noise and dust nuisances generated by grain milling on the site; the visual impact of the silos; the actual operational need for on-site storage of supplies; and a question as to why planning permission had not been sought in advance of installation.
		A consultation response is to be submitted objecting to the application on the grounds of necessity, noise and dust nuisance, and the impact on the visual amenity of the area.
<b>20/00136/FUL</b>	<b>Erection of one dwelling (C3) with associated access and regrading of land. Field Adjacent to Woodlands View, Over Kellet.</b>	Councillors welcomed the changes that had been made since the previous applications. They raised queries over the intended hedge line (whose responsibility would it be and how quickly would it grow?) and the future of the lower field, which they hoped would be retained for grazing land.
		A consultation response is to be submitted, not objecting to the application, but seeking answers and reassurance regarding the proposed hedge line and future use of the lower field.
<b>20/00002/REF</b>	<b>Appeal: Change of use of agricultural/equestrian workers dwelling (C3) to a children's home for up to 3 children (C2). Blackthorne Cottage, Borwick Road, Capernwray.</b>	It was agreed that the response agreed to the original application, ref 19/01034/CU should be re-submitted.

### 19/113 UPDATE ON PREVIOUS PLANNING APPLICATIONS

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

Councillor May provided an update regarding application 19/00545/HYB (Industrial Units adjacent to the A601M) which had been approved recently. The Planning Case Officer had explained that the permitted means of access to the site from Kellet Road had also been approved in December on applications to vary conditions on the associated Porsche Garage application (17/0133/FUL). The officer stated that there would be a requirement to ensure that the temporary access from Kellet Road was

made safe to allow for the construction operations.

A resident reported that he had observed activity at the site earlier in the day and that the footpath had been blocked by several vehicles parked on the verge. Peter Clinch (OK View) indicated that he had taken photos of the vehicles and would pass these on to the Clerk.

**Agreed:** It was agreed that the Parish Clerk should email the Planning Case Officer reporting the vehicle parking issues observed by residents.

#### 19/114 PARISH PLAN – UPDATE

(1) **Speed Indication Devices (SpIDs)**

The Clerk reported that a s50 licence application was being completed to permit the installation of the new mounting pole on Kirkby Lonsdale Road. An estimate of £500 had been received from County Highways for the supply and installation of the pole.

**Resolved:** That an order be placed with County Highways for the installation of the pole.

(2) **Goosegate Plaque**

The Chairman produced a range of coloured mock-ups of the proposed sign. Following discussion and consultation with residents present it was agreed to proceed with the green sign. Discussions were held over the possible addition of a QR code alongside the sign, to provide a link to Bob Escolme's historical account of the site.

**Action:** The Chairman to consult Bob Escolme about the proposed sign before proceeding with an order. The Parish Clerk to write to the landowners thanking them for providing permission to install the sign.

#### 19/115 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:

##### REPORTS FROM MEMBERS OF THE PUBLIC:

- (1) **Litter and waste materials on A601(M).** A resident reported that there was extensive litter and waste alongside the A601(M) and a pile of waste metal on the triangular 'island' at the junction with the roundabout.

**Action:** The Parish Clerk to identify the appropriate agency to seek a remedy to these issues.

- (2) **Climate Change Forum.** Capernwray resident Will Gibson reported that he had taken up an invitation to join the City Council's recently established Climate Change Forum and had attended meetings in the first 2 weeks of the 8-week programme. Will kindly offered to keep the Parish Council informed of the Forum's activities and matters arising.

### CLERK'S REPORT:

- (3) Recent flooding of the Kirkby Lonsdale Road near the Redwell Fishery had been reported to County Councillor Williamson. This seems to be a new flooding site and it was agreed that the situation should be kept under review.
- (4) County Councillor Williamson had forwarded advice to the public provided by County Highways following the storm and flooding at the weekend.

**Action:** The Parish Clerk to forward the advice to editors for inclusion in the March OK View.

- (5) An email had been received from Carolyne Walsh, Community Connector Manager with the City Council. Carolyne had offered to attend a future meeting of the Parish Council to introduce the role and work of her new team.

**Action:** The Parish Clerk to invite Ms Walsh to attend the May (Annual) Meeting of the Council.

### MEMBERS' REPORTS:

- (6) **LALC.** Nothing to report
- (7) **Quarries:** No formal report. The Chairman commented that there had recently been two blasts in close succession that had had a much higher PPV reading than normal, but still remained within the guideline. One complaint had been received since the last meeting, the blast being well within the guideline.
- (8) **Allotments:** Christine McTernan has been installed as Secretary to the Allotments Association. Chris had advised that the Association had decided to abandon the 'community garden' scheme, which had not been well used. The Association plans to rent out the raised beds released by this change and will be advertising the vacancies.
- (9) **Village Hall.** Nothing to report.
- (10) **B4RN:** Councillor May reported that one more meeting of the Group was planned in March 2020, then there was likely to be a quiet period owing to the building work at Old Hall Farm. It was hoped to recommence works once issues regarding access in the area had been resolved.
- (11) **Lengthsman:** No formal report from the Lengthsman.

### (12) Other Matters.

Councillor Atkins queried the position regarding the introduction of standardised email addresses for Councillors. A standardised email name format had been agreed for the new accounts.

**Action:** The Parish Clerk to establish formal email addresses for use by each of the Parish Councillors.

### CITY AND COUNTY COUNCILLORS' REPORTS:

(13) No further matters reported.

#### 19/116 PAYMENT OF ACCOUNTS

Payee & Detail	£
Village Hall Committee – Hire of Hall, 14/01/2020	14.00
Derek Whiteway, Parish Clerk Salary and Expenses, January 2020	166.15
HMRC – PAYE January 2020	40.60
Tech-Hub North-West - Website hosting and domain renewal 2020	68.40
Tech-Hub North-West - Website setup and Wordpress training, December 2018	144.00

**Resolved:** that the above accounts be paid.

#### 19/117 DATE & TIME OF NEXT MEETING

The next meeting of the Parish Council will be held on Tuesday, 10<sup>th</sup> March 2020, commencing at 7.15pm at the Over Kellet Village Hall.

The meeting closed at 8.35pm

Clerk of the Council

Chairman

Date:



## Agenda Item: 5

### Planning Application Comments & Decisions

#### Update for February/March 2020

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<b>Part A – Applications decided since the last update</b>		
<b>19/01400/FUL and 01401/LB</b> Demolition of existing outbuilding, erection of a detached garage and installation of metal railings and a gate to front boundary wall, etc. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet.	No comments submitted	<b>Application Permitted</b>
<b>19/01571/VCN</b> Demolition of existing dwelling (C3) and erection of a replacement dwelling (C3) (pursuant to the variation of conditions 2 and 4 on planning permission 19/00930/FUL to enlarge the footprint of the dwelling, alterations to window openings and include details of materials). West Penwith, Kirkby Lonsdale Road, Over Kellet	No comments submitted	<b>Application Permitted</b>
<b>20/0009/TPO</b> - Grind out stumps left after felling. Adjacent 1 Hall Garth Gardens Over Kellet	No comments submitted	<b>Application Permitted</b>
<b>Part B – Undecided Applications</b>		
<b>18/00983/FUL</b> - Erection of caravan reception/office building with warden accommodation with associated car parking. Old Hall Caravan Park, Capernwray Road, Capernwray.	No comments submitted	<b>Awaiting Decision</b>
<b>19/00636/CU</b> 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.	No comments submitted	<b>Awaiting Decision</b>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p><b>19/01141/VCN</b> 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.</p>	<p>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</p>	<p><b>Awaiting Decision</b></p>
<p><b>19/01368/VCN</b> 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>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.</p>	<p><b>Awaiting Decision</b></p>
<p><b>19/01436/CU</b> 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.</p>	<p>No comments submitted</p>	<p><b>Awaiting Decision</b></p>
<p><b>19/01549/VCN</b> Demolition of existing buildings and erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking (pursuant to the variation of condition 2 on planning permission 17/00731/FUL to amend the approved cladding and rooflight sizes and to include an extension to unit 1). The Tractor Yard, Capernwray Road, Capernwray.</p>	<p>No comments submitted</p>	<p><b>Awaiting Decision</b></p>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p><b>19/01555/FUL</b> Demolition of existing dwelling and erection of a part single storey and part two storey replacement dwelling. The Willows Moor Close Lane Over Kellet.</p>	<p>Response submitted expressing concern about the principles and practices of demolishing homes for replacement by new construction and about noise and traffic issues during the application's demolition and construction phases.</p>	<p><b>Awaiting Decision</b></p>
<p><b>19/01572/VCN</b> - Erection of a 2-storey dwelling and creation of a vehicular access (pursuant to the variation of condition 2 and 7 on planning permission 18/00038/FUL to amend the design of the dwelling including alterations to the footprint, elevations, floor plans and the substitution of the carport with a garage). Old Hall, Kirkby Lonsdale Road, Over Kellet</p>	<p>No comments submitted</p>	<p><b>Awaiting Decision</b></p>
<p><b>19/01575/FUL</b> Erection of one dwelling (C3) with associated access and erection of a detached garage. Land At 2 Hall Garth Close, Capernwray Road, Over Kellet.</p>	<p>Response submitted covering:  a) concerns about the accuracy and relevance of arboricultural information submitted with the application;  b) a request that further pedestrian footpath is provided in front of the property to improve safety; and  c) a request that the building's height and elevations specified in the application plans are adhered to in the construction.</p>	<p><b>Awaiting Decision</b></p>
<p><b>20/00019/FUL</b> - Erection of an agricultural building for free range hens with associated parking. Lower Addington Farm, Birkland Barrow Road, Nether Kellet.</p>	<p>A consultation response had been submitted on 5th February 2020 reiterating the Parish Council's concerns over further development on this site.</p>	<p><b>Awaiting Decision</b></p>
<p><b>20/00023/FUL</b> - Creation of an area of hardstanding. Land At Grid Reference E353930 N469880. Kirkby Lonsdale Road, Over Kellet.</p>	<p>No comments submitted</p>	<p><b>Awaiting Decision</b></p>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p><b>20/00069/FUL</b> - Erection of a field shelter, creation of an area of hardstanding and relocation of existing access. Land At Grid Reference E353625 N469588, Swarthdale Road, Over Kellet.</p>	<p>A consultation response is to be submitted seeking reassurance that appropriate screening will be introduced to meet expectations of policy DM10.</p>	<p><b>Awaiting Decision</b></p>
<p><b>20/00121/FUL</b> - Retrospective application for the retention of 5 silos. Lower Addington Farm, Birkland Barrow Road, Nether Kellet.</p>	<p>Consultation response submitted objecting to the application on the grounds of necessity, noise and dust nuisance, and the impact on the visual amenity of the area.</p>	<p><b>Awaiting Decision</b></p>
<p><b>20/00136/FUL</b> - Erection of one dwelling (C3) with associated access and regrading of land. Field Adjacent to Woodlands View, Over Kellet.</p>	<p>Consultation response submitted, not objecting to the application, but seeking answers and reassurance regarding the proposed hedge line and future use of the lower field.</p>	<p><b>Awaiting Decision</b></p>
<p><b>20/00002/REFAppeal</b> - Change of use of agricultural/equestrian workers dwelling (C3) to a children's home for up to 3 children (C2). Blackthorne Cottage, Borwick Road, Capernwray.</p>	<p>It was agreed that the response agreed to the original application, ref 19/01034/CU should be re-submitted.</p>	<p><b>Awaiting Decision</b></p>