

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held at the Over Kellet Village Hall on **Monday, 7th September 2020, commencing at 7.15pm**

Members of the public are welcome to attend. Please note that, due to Covid-19 restrictions, a maximum of 30 people can be accommodated in the meeting room and all attendees will be asked to follow appropriate precautions

A G E N D A

1. To receive **apologies**.
2. To consider and approve **minutes of the meeting held on Tuesday 14th July 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
20/00662/AD	Agricultural determination for the erection of a storage building. Green Pastures, Capernwray Road, Capernwray. Deadline for comments 29/07/2020 – None Submitted

5. To receive an update on **planning authority decisions** on previously considered applications (Clerk's report attached).
6. **Parish Plan**. To consider progress on implementing the Parish Plan, including latest readings from the Kirkby Lonsdale Road SpID (Parish Clerk to supply a report).
7. 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

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

Payee & Detail	£
Derek Whiteway, Parish Clerk Salary and Expenses, July/Aug 2020	335.30
HMRC – PAYE July/Aug 2020	81.20

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

Derek Whiteway
Parish Clerk
3rd September 2020

Tel: 01524 64908

Email: clerk@overkelletpc.org

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Minutes of the Meeting held on 14th July 2020 at 7.15pm using Zoom video conferencing

Present: Councillor Graham Agnew – Chairman
Councillor Derek Johnson
Councillor Martin May
Councillor Jean Metcalfe

County Councillor Phillippa Williamson
Derek Whiteway (Parish Clerk)

In attendance: Peter Clinch (Over Kellet View). No other members of the public attended the meeting.

20/024 CITY COUNCILLOR MICHAEL MUMFORD

The Chairman reported the recent sad death of City Councillor Michael Mumford, following a prolonged illness. The Chairman paid tribute to Councillor Mumford and the commitment and effort he had demonstrated in to matters affecting the parish during his time as City Councillor.

ACTION: The Clerk will write on behalf of the Parish Council to Councillor Mumford's family expressing sincere condolences and gratitude for the contribution that he had made to Over Kellet parish.

20/025 APOLOGIES FOR ABSENCE:

No apologies were received.

20/026 MINUTES OF THE MEETING HELD ON TUESDAY, 9th JUNE 2020

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday 9th June 2020** be approved and signed without further amendment.

Matters Arising:

(1) **Min 20/014(1) Kirkby Lonsdale Road Post Box.**

Councillor Metcalfe reported that the post box on Kirkby Lonsdale Road had now been removed following storm damage to the wall. The Clerk had emailed the Royal Mail about plans to replace the post box and a response was awaited.

(2) **Min 20/014(2) Local Delivery Scheme.** The Clerk reported that the Local Delivery Scheme grant of £500 for 2020/21 had now been received. It was agreed that work was now needed to identify and prioritise possible applications for the grant,

(3) **Min 20/010(7) Mowing of Church Bank Green**

Councillor May reported that he had received several positive comments about the way that Church Bank green had been cut by the Lengthsman. It was agreed that the Council should seek to discuss the possible continuation of this approach when the City Council resumes its cutting operations.

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Action: The Clerk to enquire as the City Council's plans to resume grass cutting and whether arrangements could be made for the current cutting pattern can be maintained.

20/027 DECLARATIONS OF INTEREST:

No changes were reported.

20/028 NEW PLANNING CONSULTATIONS

- (1) The Clerk presented a proposed procedure for Councillors to follow in considering consultation on planning applications.

It was **RESOLVED** that the proposed procedure for considering planning consultations is adopted.

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

Application No:	Description
20/00618/LB	<p>Listed building application for the replacement of render with lime render, replacement of brick and concrete with stonework and replacement of concrete lintel with sandstone lintel to the rear elevation. Brookside Cottage, Kellet Road, Over Kellet.</p> <p>Resolved: No response to be submitted.</p>
20/00565/FUL	<p>Part retrospective application for the construction of 2 poultry rearing units, installation of 2 LPG tanks and 2 feed bins, alteration of ground levels, construction of an earth bund, siting of a storage container and creation of vehicular access off Lords Lot Road. Land South of Lords Lot Wood, Lords Lot Road, Over Kellet.</p> <p>Councillor Johnson proposed that the Parish Council ask that the City Council refuse the application on the grounds of unacceptable surface and groundwater pollution concerns.</p> <p>Councillor Johnson detailed his concerns, referring to an email previous sent to all Councillors. These concerns included: a lack of clarity over the number and siting of rearing units; the potential impact of pollutants on nearby and connected watercourses; a lack of detail on the treatment of foul sewage; and a lack of areas for the storage and collection of waste.</p> <p>As a friendly amendment, Councillor May proposed that the response should set out the Parish Council's concerns over the applicant's failure to fully adhere to planning conditions on previous approvals.</p>

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	<p>Following discussion, Councillors voted unanimously to accept Councillor Johnson's proposal, as amended by Councillor May.</p> <p>Resolved: That a response be submitted asking that the City Council refuse the application on the grounds of unacceptable surface and groundwater pollution concerns and expressing concerns over the applicant's failure to fully adhere to planning conditions on previous approvals.</p>
20/00692/CU	<p>Change of use of bistro and bar (A3) into office (B1). Clear Water Bistro And Bar, Clear Water Fisheries, Kellet Lane, Over Kellet.</p> <p>Resolved: No response to be submitted.</p>

20/029 UPDATE ON PREVIOUS PLANNING APPLICATIONS

The Clerk presented a report updating the status of previous planning applications. The report was noted.

20/030 COVID-19 EMERGENCY

The Chairman reported that there had been no new requests for assistance in the previous week.

20/031 A GUIDED WALK AROUND OVER KELLET

The Chairman introduced a letter received from resident Mr Peter Clinch setting out details of a project to produce a local walking guidebook and requesting financial support from the Parish Council to print and distribute/sell the booklets.

Whilst appreciating this initiative, Councillors wanted to have more detail and information regarding the proposal before considering if this might be something that could be endorsed or funded by the Parish Council.

Questions were asked about the market research undertaken to identify target audience, their needs and anticipated demand. Concerns were raised over the inclusion of maps (OS copyright), safety issues for pedestrians in and around the village and the liability arising from any authorised walking publications. Councillors suggested the title might be revised to remove the reference to it being a walking guide.

The Chairman confirmed that there is no problem with sharing and publishing maps providing that they are re-drawn. Maps can be based on Open Street Map (or used directly) and may be re-drawn under the Ordnance Survey "database right 2017".

It was **RESOLVED** that:

- (1) Subject to further consideration of the matters raised concerning marketing and demand for the booklet, and safety and liability issues, the Parish Council supports in principle the production and distribution/sale of the publication;
- (2) The Parish Council's permission is given for the use of plans and maps published in the current Parish Plan; and
- (3) Mr Clinch is requested to submit the final draft booklet for consideration by the Parish Council.

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20/032 PARISH PLAN

(1) **Parish Plan Implementation Review**

The Clerk presented a report setting out the objectives and priorities established in the Parish Plan 2019-2024 and an update on the progress to date. The report also set out the funding that the Parish Council had assigned as available to support the Plan.

(2) **Traffic**

The Clerk reported that the new Speed Indicator Device (SpID) was up and running on Kirkby Lonsdale Road. An initial set of readings, covering the first three weeks' operation had been downloaded and provided to Councillors for consideration.

The data had raised some questions regarding some speeds that had been recorded and about the point at which a vehicles speed is logged by the device. The Clerk is to contact the supplier to clarify these points.

Councillors discussed whether and how to publicise the data being collected from the SpID. Following discussion, Councillors agreed that the data should be made publicly available via the Parish Council website and the analysis publicised in OK View.

Councillors discussed the potential for requesting Police speed camera exercises in the village and it was agreed that the data collected from the SpID would help in making a case for these.

Action: The Clerk to make enquiries with the SpID supplier regarding some speeds that had been recorded and the point at which a vehicles speed is logged by the device.

Action: Arrangements to be made in future to publish SpID data on the Parish Council website and to publicise the data analysis in OK View.

(3) **Footpaths**

Councillor Metcalfe referred to the recent publicity issued by the County Council regarding their highways maintenance work, especially pothole repairs.

Regarding footpaths and the work of the Lengthsman, it was agreed that the Parish Council needs to establish which projects have priority. Clarity is required about the relative liabilities of the Parish Council and Lengthsman, City and County Councils and landowners in relation to each proposed piece of work.

It was agreed that, if work is planned on any of the official Public Rights of Way (PRoWs), the County Council's Rights of Way Team should be consulted.

(4) **Open Spaces**

In relation to The Dub, Councillor May reported that the Council's contact at Lancashire Wildlife Trust, Steve Ryder, was due to leave the organisation in the near future.

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Councillor Johnson reported that the recent suspension of mowing on the Village Green had resulted in the appearance of new wildflowers, including 2 bee orchids. These had unfortunately been removed when the green was mown, but the area in question is now being left to grow.

(5) **Community Spirit**

The Chairman commented that the level of community spirit in the parish had been well demonstrated by parishioners' response to the Covid-19 emergency. Councillors discussed the possibility of holding a community event in due course to celebrate the parish's response to Covid; it was felt too early to define a timescale for this type of event.

(6) **Leisure Facilities**

Councillors discussed the current availability of facilities, particularly the shortage of facilities for children and young people. It was recognised that the costs of providing new facilities (playgrounds, etc) were high and that additional, external funding would be required. The Chairman reported that the School was currently seeking funding to refurbish its playground.

(7) **Tourism**

The Goosegate plaque had now been ordered at a cost of £321.60 (£268 +VAT) and a pro-forma invoice was being provided. It was agreed that the provision of further plaques would be considered in the light of Peter Clinch's walking guidebook and other suggestions brought forward by residents.

It was **RESOLVED** that, with contributions from Parish Councillors, The Parish Clerk Council will draft a revised Parish Plan 'Implementation Programme' for consideration at the next meeting of the Parish Council.

20/033 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:

REPORTS FROM MEMBERS OF THE PUBLIC:

No new matters were reported.

CLERK'S REPORT:

- (1) The Clerk referred to a request received from the Carnforth Town Clerk regarding County Council plans for a scheme to make major changes, and repairs, to the A601(M) at Carnforth (the A6 link road to the west of the motorway junction). Three bridges supporting the road are to be refurbished to maintain their strength, and a bridge which carries the local Nether Beck road over the A601(M) is to be removed and replaced with a junction at ground level. It is also proposed to remove the motorway status of the road, which will allow the creation of a new access to a future development site to benefit the local economy. Carnforth Town Council had contacted neighbouring Parish Councils to see whether Councillors shared their concerns about the potential impacts of this development and would like to discuss it further.

Councillors, with the benefit of County Councillor Williamson's input and knowledge on the proposals, discussed the significance and potential effects on Over Kellet Parish.

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Agreed: Councillors concluded that there appeared to be little in the proposals that would directly impact the parish and that the Parish Council would therefore not commit to the request from Carnforth Town Council at this stage, but would monitor progress.

- (2) The Clerk reported on a request for views made by County Councillor Williamson regarding a proposed Definitive Map Modification Order to upgrade Green Hill Lane public footpath (in Nether Kellet Parish) to a public bridleway. Following discussion, Councillors agreed that they had no objections to the proposal.
- (3) The Clerk reported on recent requests made to landowners to trim overgrowing hedges and vegetation at various locations in the village. Tree and hedge branches overhanging the footpath on the Nether Kellet Road opposite the Old School House had now been attended to. A response was awaited from Mr David Walling about the hedge bordering the Nether Kellet Road footpath towards St Cuthbert's Church. A response was also awaited from the vendors of a plot of land adjacent to Tomlinson Row on the Kirkby Lonsdale Road.

Actions:

- a) The Clerk to contact the owner of the land opposite Old School House and thank him for arranging for the hedge trimming work;
- b) The Chairman to contact Mr. Walling directly to discuss the hedge trimming work; and
- c) The Clerk to contact the vendor's agent again to request work on the plot of land adjacent to Tomlinson Row.

MEMBERS' REPORTS:

- (4) **LALC.** Nothing to report
- (5) **Quarries:** The Chairman reported that blasting had been carried out on 3rd July and again on the day of the meeting (14th July) without any noticeable effects.
- (6) **Allotments:** Nothing to report.
- (7) **Village Hall.** The Clerk reported that recent guidance and advice from the City Council about re-opening public venues had been shared with Lesley Gee.
- (8) **B4RN:** Nothing to report.
- (9) **Lengthsman:** Nothing further to report.
- (10) **Other Matters.** None reported

CITY AND COUNTY COUNCILLORS' REPORTS:

- (11) County Councillor Williamson reported that changes were being made to the Household Waste and Recycling Centre arrangements, meaning that appointments would not be necessary.
- (12) Councillor Williamson also reported that the County Council was working to re-open libraries throughout the County. This was on a phased programme, with the aim of having one library open in each District by the end of July. Home delivery would continue.

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- (13) Carnforth swimming pool was scheduled to re-open on 16th August on a three days per week schedule; this will be publicised.
- (14) Changes were being made in July to the 81A/81B bus services, with Sunday and Bank Holiday services being restored.
- (15) The Police had reported a continued trend of thefts of agricultural machinery and some arrests had been made.

20/034 PAYMENT OF ACCOUNTS

Payee & Detail	£
Derek Whiteway, Parish Clerk Salary and Expenses, June 2020	197.20
HMRC – PAYE June 2020	46.80
Leander Architectural – Goosegate information plaque (see Minute 20/032(7))	321.60

Resolved: that the above accounts be paid.

20/035 DATE & TIME OF NEXT MEETING

Subject to any changes in current Government guidance, the next meeting of the Parish Council is scheduled to be held on Tuesday, 8th September 2020, using Zoom video conferencing, commencing at 7.15pm.

The meeting closed at 9:05pm

Clerk of the Council

Chairman

Date:

Agenda Item: 5

Planning Application Comments & Decisions

Update for August-September 2020

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
20/00459/FUL - Erection of a field shelter. Land At Grid Reference E353625 N469588 Swarthdale Road Over Kellet.	Comments submitted as for earlier application 20/00069/FUL, seeking reassurance that the development will benefit from appropriate screening from the surrounding countryside and not interfere within the amenity of surrounding residents.	Application Permitted
20/00468/FUL - Part retrospective application for the demolition of existing front and rear extensions and erection of a single storey front extension and part single storey, part two storey rear extension with Juliette balcony to rear. 8 Leapers View, Over Kellet	Response submitted reporting concerns expressed over the scaling of the development and its potential impact on the amenity of close neighbours on Leapers View and on Church Bank.	Application Permitted
20/00522/FUL - Change of use of open space to site 6 static caravans, creation of caravan sales, wetland and amenity areas, including laying of hardstanding, alterations to land levels and erection of retaining walls. McCarthy Caravan Parks, Castle View Park, Borwick Road, Capernwray.	Comments submitted expressing concerns whether the proposed removal of a pond and creation of a 'wetland' area on the site is realistic in terms of creating a viable ecosystem and wildlife habitat. (Minute 20/016)	Application Withdrawn
20/00537/ADV - Advertisement application for the display of 3 internally illuminated fascia signs and 1 internally illuminated totem sign. Proposed Porsche Centre, Electric Drive, Carnforth.	Response submitted objecting to the proposed signage on the grounds of environmental implications, undue impact in a rural setting, and creation of a potential hazard to road users. (Minute 20/016)	Application Permitted

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p>20/00565/FUL Part retrospective application for the construction of 2 poultry rearing units, installation of 2 LPG tanks and 2 feed bins, alteration of ground levels, construction of an earth bund, siting of a storage container and creation of vehicular access off Lords Lot Road. Land South of Lords Lot Wood, Lords Lot Road, Over Kellet.</p>	<p>Response submitted asking that the City Council refuse the application on the grounds of unacceptable surface and groundwater pollution concerns and expressing concerns over the applicant's failure to fully adhere to planning conditions on previous approvals. (Min 20/028)</p>	<p>Application Withdrawn</p>

Part B – Undecided Applications		
<p>19/01575/FUL 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>Awaiting Decision</p>
<p>20/00136/FUL - 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>Awaiting Decision</p>
<p>20/00002/REF (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.</p>	<p>It was agreed that the response agreed to the original application, ref 19/01034/CU should be re-submitted.</p>	<p>Appeal in Progress</p>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p>20/00405/REM - Reserved Matters application for the erection of 55 dwellings, associated accesses and alterations to land levels. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet.</p>	<p>Response submitted expressing concerns or raising questions about the following aspects of the application:</p> <ol style="list-style-type: none"> 1. The proposed spread, density and design of the affordable housing units; 2. Arrangements for the future management and maintenance of proposed recreational areas and associated landscaping; and 3. Aspects of the proposed Traffic Management Strategy (TMS) and the Construction and Traffic Method Statement (CTMS). <p>(Minute 20/016)</p>	<p>Awaiting Decision</p>
<p>20/00395/FUL - Change of use and conversion of redundant agricultural barns to create three 4-bed residential dwellings, construction of boundary wall, erection of garages and outbuildings with associated access. Hall Farm Barns, Kellet Road, Over Kellet.</p>	<p>No comments submitted (Minute 20/016)</p>	<p>Awaiting Decision</p>
<p>20/00396/LB - Listed building application for works to internal walls, installation of partition walls, installation of new roof structures and replacement roof trusses, replacement doors and windows, creation of additional window openings, construction of boundary wall, erection of garages and outbuildings with associated access. Hall Farm Barns, Kellet Road, Over Kellet.</p>	<p>No comments submitted (Minute 20/016)</p>	<p>Awaiting Decision</p>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<p>20/00618/LB Listed building application for the replacement of render with lime render, replacement of brick and concrete with stonework and replacement of concrete lintel with sandstone lintel to the rear elevation. Brookside Cottage, Kellet Road, Over Kellet.</p>	<p>No comments submitted (Minute 20/028)</p>	<p>Awaiting Decision</p>
<p>20/00692/CU Change of use of bistro and bar (A3) into office (B1). Clear Water Bistro And Bar, Clear Water Fisheries, Kellet Lane, Over Kellet.</p>	<p>No comments submitted (Minute 20/028)</p>	<p>Awaiting Decision</p>