

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held remotely using 'Zoom' video conferencing software on Tuesday, 13th October 2020 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 Monday 7th September 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
20/00912/FUL	<p>Change of use of agricultural land and buildings to agricultural livestock haulage depot, erection of an agricultural livestock and HGV maintenance building, and retention of an area of hardstanding (part retrospective). Field At Grid Reference 351950 471570, Netherbeck, Carnforth.</p> <p>Deadline for comments - 02/10/20 – None Submitted</p>
20/01011/AD	<p>Agricultural determination for the erection of a storage building. Green Pastures, Capernwray Road, Capernwray.</p> <p>Deadline for comments - 06/10/20 – None Submitted</p>
20/00810/FUL	<p>Retrospective application for the installation of a sewage treatment plant and associated hardstanding. Old Hall Caravan Park, Capernwray Road, Capernwray.</p> <p>Deadline for comments - 10/10/20</p>
20/00811/RCN	<p>Change of use of agricultural land/recreation area to extension to existing holiday caravan park for additional forty caravans and create open space/recreation area and installation of sealed tank (pursuant to the removal of condition 4 on planning permission 92/01130/FUL to allow for all year round occupancy). Old Hall Caravan Park Capernwray Road Capernwray</p> <p>Deadline for comments - 10/10/20</p>
20/01025/RCN	<p>Use of land as holiday and touring caravan park (pursuant to the removal of condition 2 on planning appeal T/APP/5292/A/82/7780/09 to allow for all year round occupancy). Old Hall Caravan Park, Capernwray Road, Capernwray.</p> <p>Deadline for comments - 16/10/20</p>

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Application No:	Description
20/00925/LB	Listed Building application to install a cavity drainage system and sump pump to cellar. Old Hall, Kirkby Lonsdale Road, Over Kellet. Deadline for comments - 22/10/20

- To receive an update on **planning authority decisions** on previously considered applications (Clerk's report attached).
- Remembrance and Christmas 2020.** To consider arrangements for community events at Remembrance in November and over the 2020 Christmas period.
- Parish Plan.** To consider progress on implementing the Parish Plan, including latest readings from the Kirkby Lonsdale Road SpID (Parish Clerk to supply data).
- 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).

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

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

- Report of District and County Councillors

- To authorise payment of the following **accounts**:

Payee & Detail	£
Over Kellet Village Hall – September Parish Council Meeting	14.00
Derek Whiteway, Parish Clerk Salary and Expenses, September 2020	198.15
HMRC – PAYE September 2020	47.80

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

Derek Whiteway
Parish Clerk
7th October 2020

Tel: 01524 64908
Email: clerk@overkelletpc.org

Note to Parishioners:

Members of the public are very welcome to attend this meeting through the use of the video conferencing software. If you would like to attend, please contact the Parish Clerk by email (above) to request details and a link and password to join the meeting.

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Minutes of the Meeting held on Monday, 7th September 2020 at 7.15pm at the Over Kellet Village Hall

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

Derek Whiteway (Parish Clerk)

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

20/036 APOLOGIES FOR ABSENCE:

Apologies were received from Councillors Martin May and Stephen Atkins and County Councillor Phillippa Williamson..

20/037 MINUTES OF THE MEETING HELD ON TUESDAY, 14th JULY 2020

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

Matters Arising:

(1) **Min 20/026(1) Kirkby Lonsdale Road Post Box.**

It was noted that the collapsed wall had now been repaired. The Clerk advised that, despite repeated emails to the Royal Mail, no response had been received regarding the replacement of the post box.

(2) **Min 20/033(3) Hedgerow Cutting**

Councillor Metcalfe and the Chairman reported that they had personally trimmed the roadside hedge leading out of the village on the Nether Kellet Road. It was agreed that future arrangements needed to be agreed and finalised with the landowner.

Action: Councillor Metcalfe is to draft a letter to the landowner seeking to agree arrangements for the future trimming of the hedge.

20/038 DECLARATIONS OF INTEREST:

No changes were reported.

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20/039 NEW PLANNING CONSULTATIONS

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

Application No:	Description
20/00662/AD	Agricultural determination for the erection of a storage building. Green Pastures, Capernwray Road, Capernwray.
	Resolved: No response to be submitted.

- (2) **Development site adjacent to Greenways and Church Bank.** Further to the informal meeting held on 26th August 2020, the Parish Clerk confirmed that, following contact by Councillor May, the City Council had placed an emergency preservation order on the trees bordering the lane leading from the junction of Church Bank and Nether Kellet Road to the southern edge of the site. The Clerk had not yet received a response from the City Council to a letter questioning and expressing concern about the authority for activity on site. The Chairman reported that the fence erected on the site had been moved further out in the direction of the craggs but that the unofficial footpath below the craggs was still accessible. It was noted that the fencing had been knocked down at some points, though the cause of this was not known.
- (3) **Local Plan – Green Spaces.** The Parish Clerk reported that, as agreed at the informal meeting on 26th August 2020, a letter had been sent to the City Council concerning the designation of the Craggs Green Space within the Local Plan and a response was awaited.
- (4) **Government Review of the Planning System.** Councillors referred to information recently received from LALC and agreed that some of the material could be usefully posted on the Parish Council's website. Following discussion, Councillors decided to accept the information and not submit comments to NALC on the current proposals.

Action: The Parish Clerk will post advice on the Government's review as a news item on the Parish Council website.

20/040 UPDATE ON PREVIOUS PLANNING APPLICATIONS

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

Councillor Johnson noted that the City Council's Conservation Team had now withdrawn its objections to the revised proposals for the erection of one dwelling on land adjacent to Woodlands View (application 20/00136/FUL).

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20/041 PARISH PLAN

(1) **SpID Data**

The Clerk presented an analysis of data collected from the Kirkby Lonsdale Road SpID between 10th July and 3rd September 2020. Councillors agreed that the data was providing some very useful insights into traffic behaviour on the Kirkby Lonsdale Road and was beginning to reveal a number of trends which could be monitored and potentially raised with the Police and County Council in due course. The SpID had failed to report any data on several days during the period and it was agreed that this feature needed to be monitored and reported as a potential fault if necessary.

It was agreed that the Parish Council should continue to monitor and analyse the data with a view to developing any issues arising in a report to the Police and County Council following a reasonable period of data collection, six months being the suggested timescale.

(2) **Goosegate Plaque**

The Chairman reported that the plaque was on order and delivery was awaited.

20/042 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:

REPORTS FROM MEMBERS OF THE PUBLIC:

- (1) **Kissing Gates.** Councillor Metcalfe reported that she had received a request from a resident that the Parish Council remove the kissing gate towards the northern end of footpath 1-24-FP9, which connects Kirkby Lonsdale Road with Nether Kellet Road. Following discussion, Councillors agreed that in the interests of safety, particularly with schoolchildren who use the footpath in mind, the kissing gates should be retained.

CLERK'S REPORT:

- (2) **Replacement of illegally removed trees.** The Parish Clerk advised that he had received a letter from the resident who had initially reported the felling of the lime trees on the verge opposite Hall Garth Close, asking what progress was being made. It was agreed that the Clerk should write to the resident explaining the position. County Councillor Williamson had advised that the matter could now be picked up again with the City Council and County Council.

Agreed: The Clerk to write to the resident and to liaise with the Chairman to resume negotiations with the City and County Council regarding the replacement planting programme.

- (3) **Heritage Walks.** The Chairman had placed a notice on the Parish Council notice board setting out details of a series of heritage walks in September, arranged by the Lancaster Canal Trust.

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MEMBERS' REPORTS:

- (4) **LALC.** Nothing to report
- (5) **Quarries:** The Chairman reported that recent blasting had been carried within the established guidelines.
- (6) **Allotments:** Nothing to report.
- (7) **Village Hall.** The Chairman reported and thanked the Village Hall Committee for the thorough job they had done in order to re-open the centre.
- (8) **B4RN:** Nothing to report.
- (9) **Lengthsman:** Councillor Metcalfe reported that the Lengthsman had now mown the whole of the Village Green. Councillor Metcalfe commented that no plans had yet been made for using the 'Local Deliver Scheme' funding provided by the County Council, but that work was needed on various footpaths.

Councillor Metcalfe queried whether the SpID on Nether Kellet Road was currently working. The Chairman agreed to speak to the Lengthsman about arrangements for replacing the batteries.
- (10) **Other Matters.** None reported

CITY AND COUNTY COUNCILLORS' REPORTS:

- (11) No further reports were received.

20/043 PAYMENT OF ACCOUNTS

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

Resolved: that the above accounts be paid.

20/044 DATE & TIME OF NEXT MEETING

The next meeting of the Parish Council is scheduled to be held on Tuesday, 13th October 2020, using Zoom video conferencing, commencing at 7.15pm.

The meeting closed at 8:45pm

Clerk of the Council

Chairman

Date:

Agenda Item: 5

Planning Application Comments & Decisions

Update for September - October 2020

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
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.	No comments submitted (Minute 20/028)	Application Permitted
20/00662/AD Agricultural determination for the erection of a storage building. Green Pastures, Capernwray Road, Capernwray.	No comment submitted (Minute 20/039)	Prior Approval Refused

Part B – Undecided Applications		
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.	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.	Awaiting Decision
20/00136/FUL - Erection of one dwelling (C3) with associated access and regrading of land. Field Adjacent to Woodlands View, Over Kellet.	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.	Awaiting Decision

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<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>
<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>

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
<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>
<p>20/00692/PLDC 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>