

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held remotely using 'Zoom' video conferencing on Tuesday, 9th February 2021, commencing at 7.15pm

Note to Parishioners

Members of the public are very welcome to attend this meeting using the video conferencing software. If you would like to attend, please contact the Parish Clerk by email at clerk@overkelletpc.org to request details and a link and password to join the meeting.

A G E N D A

1. To receive **apologies**.
2. To consider and approve **minutes of the meeting held on Tuesday, 12th January 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 (substantive matters for consideration **set out in blue**):

Application No:	Description
20/01463/FUL	Erection of a part two storey, part single storey, front, side and rear extension and erection of a detached garage. 15 Church Bank, Over Kellet. Deadline for comments – 04/02/21
20/01464/FUL	Erection of a single storey rear and side extension. 'Otago' 15 Kirklands Road, Over Kellet. Deadline for comments – 05/02/21
20/01373/FUL	Change of use of agricultural land to site 27 static caravans with alterations to land levels, creation of an access track, amenity areas, hardstandings and installation of a package treatment plant. New England Caravan Park, Capernwray Road, Capernwray, Carnforth. Deadline for comments – 21/02/21

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

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6. **Parish Plan.** To consider progress on implementing the Parish Plan, including a report on statistical readings from the Kirkby Lonsdale Road SpID (Clerk's report to come).
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

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

Payee & Detail	£
Derek Whiteway, Parish Clerk - Salary and Expenses, January 2021.	174.46
HMRC – PAYE January 2021	41.60

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

Derek Whiteway
Parish Clerk
3rd February 2021

Tel: 01524 64908
Email: clerk@overkelletpc.org

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Minutes of the Meeting held on Tuesday, 12th January 2021 at 7.15pm using Zoom video conferencing

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

In attendance: Peter Clinch (Over Kellet View) and 3 members of the public.

20/080 APOLOGIES FOR ABSENCE:

No apologies for absence were received.

20/081 MINUTES OF THE MEETING HELD ON TUESDAY, 8th DECEMBER 2020

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday, 8th December 2020** be approved and signed without further amendment.

Matters Arising:

- (1) **Min 20/070(2) Replacement of illegally removed trees.** The Clerk advised that negotiations still had to be resumed with the County Council regarding this issue.
- (2) **Min 20/070(3) Christmas 2020.** The Chairman reported that the Christmas Tree had been dismantled and removed by the Lengthsman on Saturday, 9th January.
- (3) **Min 20/070(5) DMMO Application for a new Bridleway, Lord's Lot Road.** The Clerk reported that a letter had not yet been sent to the County Council regarding the proposed DMMO.

Action: The Clerk to submit a response to the County Council expressing support for the application and seeking assurance that, if successful, the County Council would maintain the bridleway to a suitable standard.

- (4) **Min 20/070(6) Parish Council areas of responsibility.** The Clerk advised that this matter remained to be completed.

Action: The Clerk to liaise further with the Chairman and Councillor May

- (5) **Min 20/070(7) Flooding in the Parish.** The Chairman reported that there had been no recent incidents of flooding in the usual areas.
- (6) **Min 20/077(10) School Lane.** The Clerk and Chairman are to pick up with County Councillor Williamson concerns identified with the maintenance of School Lane.
- (7) **Min 20/077(10) Winter conditions and gritting boxes.** The Chairman reported that he had looked at some of the villages gritting bins and they seemed full although the bin near the Village Hall seemed to hold water. The Chairman would also have a look at the remaining bins to check grit levels.

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20/082 DECLARATIONS OF INTEREST:

Councillors May and Agnew declared an interest in planning applications 20/01072/REM, 20/01073/FUL and 20/01220/VCN regarding land adjacent to Greenways and Church Bank, by virtue of the proximity of their dwellings. Councillor Atkins declared an interest in relation to a matter he wished to raise regarding planning application 19/01575/FUL regarding 2, Hall Garth Close, Capernwray Road. Again, the declaration of interest was made due to the proximity of his dwelling.

20/083 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
20/01371/LB	Listed building application for the erection of a boundary wall and gate, removal of external render, repairs to stonework, repointing, relocation of rainwater and soil pipes from rear to eastern elevation, removal and installation of internal partition walls, removal of plaster to internal walls and ceiling, repointing to internal walls and installation of supporting gallows post to support existing beam, removal of flooring and floor joints, lowering of part of the floor and installation of new flooring and removal of internal garden wall. Yew Tree House, Kirkby Lonsdale Road, Over Kellet Resolved: No response was submitted.
20/01379/AD	Agricultural determination for erection of an agricultural storage building. Field At Grid Reference 351950 471570, Netherbeck, Carnforth. Resolved: A response had been submitted, objecting to the application.

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Application No:	Description
20/01072/REM and	Reserved matters applications for the erection of 15 dwellings. Land South East of Church Bank, Church Bank, Over Kellet.
20/01073/FUL and	Erection of 7 dwellings and associated access road. Land South East of Church Bank, Church Bank, Over Kellet.
20/01220/VCN	<p>Outline application for the erection of up to 15 dwellings and creation of a new access (pursuant to the variation of condition 2 on approved application 16/01572/OUT to amend the red edge of the approved location plan). Land South East of Church Bank, Church Bank, Over Kellet.</p> <p>Councillors discussed the three applications on the basis of them forming a single application/case.</p> <p>Councillors discussed a wide range of matters relating to the applications, focusing on issues surrounding the ground condition investigations and drainage issues; ecological impacts and traffic and access. Following discussion, it was resolved that a response should be submitted objecting to all three of the applications on the following grounds:</p> <ul style="list-style-type: none">a) Inconsistencies and inadequacies in the ground condition reports submitted in support of these applications and the original application for outline planning approval (16/01572/OUT);b) Concerns over the adequacy and accuracy of ecological appraisal information in support of the applications. It was noted that there was no valid ecological survey currently submitted in relation to the development site;c) Concerns over the increase in vehicles and traffic using Greenways as an access route and the hazardous nature of the junction of Greenways and the Kirkby Lonsdale Road; andd) Concerns over housing need in the village, and rejection of a claim in the outline planning application that alternative housing development sites were not available in the village.

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	<p>Resolved: That a response should be submitted objecting to all three of the applications covering the following areas of objection:</p> <ul style="list-style-type: none">a) ground conditions and drainage issues;b) ecological impacts;c) traffic and access impacts; andd) housing need in the village.
	<p>Actions: In response to a request from Councillor May, County Councillor Williamson agreed to obtain details of an officer to contact at Lancashire County Council regarding drainage issues at the development site.</p> <p>Following a suggestion by Councillor Atkins, it was agreed that a summary of planning approvals (granted and pending) for housing should be compiled.</p>
20/01154/FUL	<p>Erection of a replacement stable and storage building. Pastordale Farm, Kellet Lane, Over Kellet.</p> <p>Resolved: No response was submitted.</p>
<p>20/084 UPDATE ON PREVIOUS PLANNING APPLICATIONS</p> <p>The Clerk presented a report updating the status of previous planning applications. The report was noted.</p> <p>Councillor Atkins raised observations and questioned the planning relevance of the recent removal of a large hedge from the development site at 2 Hall Garth Close (covered by pending planning application 19/01575/FUL). Councillor May suggested that Councillor Atkins write to the City Council's Tree Officer regarding the matter.</p>	
<p>20/085 PARISH PLAN</p> <p>(1) Goosegate Plaque</p> <p>The Chairman reported that the plaque was still to be installed. The Chairman and Councillor Metcalfe would remind the Lengthsman about the task.</p> <p>(2) SpID Data</p> <p>The Clerk had collected data the previous week and was planning to compile a report for Councillors to consider at the February 2021 meeting. The Clerk reported that, on his visit, the SpID was not displaying the expected messages, which he would investigate.</p>	

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20/086 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:

REPORTS FROM MEMBERS OF THE PUBLIC:

- (1) **Bonfires.** On behalf of a parishioner, Councillor Atkins raised a question about bonfires causing a nuisance in their area of the village. The Chairman advised that the Parish Council did not have a policy on bonfires. It was noted that the City Council can be approached if a bonfire is creating a statutory nuisance.

CLERK'S REPORT:

- (2) **Defibrillator funding offer.** The Clerk had received an email promoting funding for the provision of defibrillators. It was agreed that the email should be forwarded to the Village Hall Co-ordinator and Emergency Planning Group and that consideration be given to whether a defibrillator might be installed at New England Caravan Park.

MEMBERS' REPORTS:

- (3) **LALC.** Nothing to report.
- (4) **Quarries:** Nothing to report.
- (5) **Allotments:** Nothing to report.
- (6) **Village Hall.** Nothing to report.
- (7) **B4RN:** Work was progressing on 'the ginnel' (connecting Kellet Road at the Gables with Nether Kellet Road at Hall Cottage).
- (8) **Lengthsman:** No further matters reported.
- (9) **Other Matters.**

Kirkby Lonsdale Road Post Box

Councillor Metcalfe questioned whether any further had been heard about the replacement post box. The clerk advised that he had not receive a reply to his last two enquiries. It was agreed that the Clerk should contact the Royal Mail again and escalate the enquiry if necessary.

Vehicle crimes in the village. Councillor Johnson reported that the preceding night, criminals had targeted several residents' vehicles, removing various items of bodywork. The Clerk agreed to post a news item on the website.

CITY AND COUNTY COUNCILLORS' REPORTS:

- (10) **Covid-19** County Councillor Williamson reported that to date, approximately 115,000 people had been vaccinated within Lancashire and that plans were currently that the top 9 priority groups would receive a vaccination by the middle of March. Plans were in place for several new mass-vaccination centres to be opened in the County. It was mentioned that, anecdotally, coverage in the Carnforth area might not be progressing at this same pace.

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20/087 PAYMENT OF ACCOUNTS

Payee & Detail	£
Lesley Gee – Purchase of defibrillator batteries	26.49
Derek Whiteway, Parish Clerk Salary, December 2020.	175.30
HMRC – PAYE October 2020	44.00

Resolved: that the above accounts be paid.

20/088 DATE & TIME OF NEXT MEETING

The next meeting of the Parish Council is scheduled to be held on Tuesday, 9th February 2021, using Zoom video conferencing, commencing at 7.15pm.

The meeting closed at 8.40pm

Clerk of the Council

Chairman

Date:

DRAFT

Agenda Item: 5

Planning Application Comments & Decisions

Update for January – February 2021

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
20/00810/FUL - Retrospective application for the installation of a sewage treatment plant and associated hardstanding. Old Hall Caravan Park, Capernwray Road, Capernwray.	No comments submitted (Minute 20/048)	Application Withdrawn
20/0243/TCA - Tree works, comprising: T1 (Hazel) - Coppice as part of garden maintenance; T2 & T3 (Hazel) - Pollard as part of garden maintenance; T4 (Rowan) – Fell. Dene Cottage, Kirkby Lonsdale Road, Over Kellet.	No comments submitted (Minute 20/072)	Application Permitted
20/01321/FUL - Erection of a single storey rear extension. 12 Greenways, Over Kellet.	No comments submitted (Minute 20/072)	Application Permitted

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.

Part B – Undecided Applications

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.

Response submitted expressing concerns or raising questions about the following aspects of the application:

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).

(Minute 20/016)

20/00811/RCN - 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

No comments submitted (Minute 20/048)

20/00912/FUL - 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.

No comments submitted (Minute 20/048)

20/00925/LB - Listed Building application to install a cavity drainage system and sump pump to cellar. Old Hall, Kirkby Lonsdale Road, Over Kellet.

No comments submitted (Minute 20/048)

20/01025/RCN - 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.

No comments submitted (Minute 20/048)

20/01056/LB - Listed building application for the installation of secondary glazing to all windows. Old Hall, Kirkby Lonsdale Road, Over Kellet.

No comments submitted (Minute 20/048)

20/01083/VCN - Demolition of existing dwelling (C3) and erection of a replacement dwelling (C3) (pursuant to the variation of conditions 2, 4, 5 and 7 on planning permission 19/00930/FUL to amend plans, agree colour of window frame and garage door, change of wording to the landscaping condition and confirmation of foul drainage). West Penwyth, Kirkby Lonsdale Road, Over Kellet.

No comments submitted (Minute 20/058 and 20/072)

Part B – Undecided Applications

20/01152/VCN - Erection of two 2-storey detached dwellings (C3) with associated access (pursuant to the variation of condition 2 and 9 on approved application 18/01207/FUL to make amendments to plot 1 comprising of the conversion of the proposed garage to additional living accommodation, the removal of garage door and installation of replacement window, the addition of first floor patio doors and a juliet balcony, the omission of a window to the side and creation of an additional parking space to the front). Development Land - Plot 1 And 2, Kirkby Lonsdale Road, Over Kellet.

No comments submitted (Minute 20/058)

20/01192/VCN - Erection of a two storey detached dwelling (C3) incorporating balconies with associated access and installation of a package treatment plant (pursuant to the variation of conditions 2,3,4,5, 6 and 8 on approved application 19/01462/FUL to amend the approved plans including alterations to the footprint, the internal layout, window arrangement, the balustrade material, include a chimney and agree details on materials, landscaping, surface water and foul drainage). Land Adjacent To The Willows, Moor Close Lane, Over Kellet.

No comments submitted (Minute 20/058)

20/01193/VCN - Change of use of agricultural land to domestic garden, demolition of existing dwelling and erection of a part single storey and part two storey replacement dwelling incorporating terrace and installation of a package treatment plant (pursuant to conditions 2, 4, 5, 6, 7 and 9 on approved application 19/01555/FUL to widen the garage door, increase the parking and turning area to the front, alter the balustrade material, include a chimney and agree details on materials, landscaping, surface water and foul drainage). The Willows, Moor Close Lane, Over Kellet.

No comments submitted (Minute 20/058)

20/01201/FUL - Change of use of open space to site 3 static caravans, creation of caravan sales area, wetland and amenity areas, including laying of hardstanding, alterations to land levels and erection of retaining walls. Castle View Caravan Park, Borwick Road, Capernwray.

No comments submitted (Minute 20/058)

20/01246/FUL - Erection of 9 dwellings with associated access and alterations to land levels. Land Southwest Of Church Bank Main Road, Over Kellet.

Response submitted objecting to the following aspects of the application:

- a) The future of the beck on the western boundary of the site, and potentially adverse impacts of increased rainwater 'run-off' on drainage systems; and
- b) the impact of the development on the landscape and visual amenity, in particular any impact on views towards and from St Cuthbert's church.

Also to express concerns about the suggestion of an access route being introduced through an area of protected trees on the northern boundary of the site. (Minute 20/072)

Part B – Undecided Applications

20/01371/LB - Listed building application for the erection of a boundary wall and gate, removal of external render, repairs to stonework, repointing, relocation of rainwater and soil pipes from rear to eastern elevation, removal and installation of internal partition walls, removal of plaster to internal walls and ceiling, repointing to internal walls and installation of supporting gallows post to support existing beam, removal of flooring and floor joints, lowering of part of the floor and installation of new flooring and removal of internal garden wall. Yew Tree House, Kirkby Lonsdale Road, Over Kellet

No comments submitted (Minute 20/083)

20/01379/AD - Agricultural determination for erection of an agricultural storage building. Field at Grid Reference 351950 471570, Netherbeck, Carnforth.

A response was submitted, objecting to the application (Min 20/083)

20/01072/REM Reserved matters applications for the erection of 15 dwellings. Land South East of Church Bank, Church Bank, Over Kellet.

20/01073/FUL Erection of 7 dwellings and associated access road. Land South East of Church Bank, Church Bank, Over Kellet.

20/01220/VCN Outline application for the erection of up to 15 dwellings and creation of a new access (pursuant to the variation of condition 2 on approved application 16/01572/OUT to amend the red edge of the approved location plan). Land South East of Church Bank, Church Bank, Over Kellet.

A response was submitted objecting to all three of the applications covering the following areas of objection (Min 20/083):

- a) ground conditions and drainage issues;
- b) ecological impacts;
- c) traffic and access impacts; and
- d) housing need in the village.

20/01154/FUL - Erection of a replacement stable and storage building. Pastordale Farm, Kellet Lane, Over Kellet.

No comments submitted (Minute 20/083)