

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held remotely using 'Zoom' video conferencing on Tuesday, 9th March 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.

AGENDA

1. To receive **apologies**.
2. To consider and approve **minutes of the meeting held on Tuesday, 9th February 2021**. (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
20/01371/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 gallow's 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 Deadline for comments – 18/03/21
21/00076/FUL	Change of use of land for the siting of seven static caravans with associated amenity space and landscaping. Redwell Caravan Park, Kirkby Lonsdale Road, Arkholme. Deadline for comments – 18/03/21
21/00105/FUL	Erection of a two storey detached dwelling house (C3). Land Adjacent Hill Top Farm, Kellet Road, Over Kellet. Deadline for comments – 18/03/21

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Application No:	Description
21/00116/VCN	Erection of a block of five stables and farm office block (pursuant to the variation of conditions 3 and 6 of planning permission 12/00505/FUL to amend plans and change the wording of the use of the buildings condition). Addington Lodge, Addington Road, Nether Kellet.

5. To receive an update on **planning authority decisions** on previously considered applications (Clerk's report to come).
6. **Parish Plan.** To consider progress on implementing the Parish Plan.
7. **Spring flowers on the Green.** To consider arrangements for the planting of flowers in memory of Cllr John Cooper'
8. 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

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

Payee & Detail	£
Tech-Hub NW. Website hosting and domain name renewal, 2021	136.50
Derek Whiteway, Parish Clerk - Salary and Expenses, February 2021	188.96
HMRC – PAYE February 2021	45.00

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

Derek Whiteway
Parish Clerk
3rd March 2021

Tel: 01524 64908
Email: clerk@overkelletpc.org

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Minutes of the Meeting held on Tuesday, 9th February 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 2 members of the public.

20/089 APOLOGIES FOR ABSENCE:

No apologies for absence were received.

20/090 MINUTES OF THE MEETING HELD ON TUESDAY, 12th JANUARY 2021

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday, 12th January 2021** be approved and signed without further amendment.

Matters Arising:

(1) **Min 20/081(1) Replacement of illegally removed trees.**

Councillor Atkins reported that new residents had recently moved into the Tithebarn, adjacent to the affected site, and might not be aware of this ongoing issue

Action: The Clerk is to contact the County Council and City Council to arrange a meeting with Councillors to pick up on this issue.

(2) **Min 20/081(3) DMMO Application for a new Bridleway, Lord's Lot Road.** The Clerk reported that a letter had now been sent to the County Council regarding the proposed DMMO.

(3) **Min 20/081(5) Flooding in the Parish.** Councillors discussed again the issues surrounding the recurrent flooding on the Kirkby Lonsdale Road at Restarigg. County Councillor Williamson had been in contact with both the County Highways and the City Planning Enforcement teams, and had written to the City's Chief Executive in an attempt to have landowners remove the bunding that appears to be causing the problems.

(4) **Min 20/081(6) School Lane.** The Chairman reported that the School's headteacher had written to the City Council and the Diocese regarding maintenance of the lane and that matters were now in hand.

(5) **Min 20/081(7) Winter conditions and gritting boxes.** The Chairman advised that he had recently, through County Councillor Williamson, reported the condition of the Parish's grit bins and requested replenishment where necessary. County Councillor Williamson had advised in her February 'Parish Update' newsletter that the following link is now available for residents to report online any issues regarding the maintenance or stocking of grit bins.

<https://www.lancashire.gov.uk/winter/gritting/grit-bins>

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20/091 DECLARATIONS OF INTEREST:

Councillors May declared an interest in planning application 20/01463/FUL, which relates to his own property.

20/092 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
20/01463/FUL	<p>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.</p> <p>Resolved: No response was submitted.</p>
20/01464/FUL	<p>Erection of a single storey rear and side extension. 'Otago' 15 Kirklands Road, Over Kellet.</p> <p>Resolved: No response was submitted.</p>
20/01373/FUL	<p>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.</p> <p>Noting that the caravan site itself lies in Borwick CP, Councillors discussed the potential impacts of the development on Over Kellet, including increased traffic and possible environmental issues relating to the proposed package treatment plant. Possible economical benefits to the village were also acknowledged.</p> <p>Resolved: No response to be submitted.</p>
21/00128/AD	<p>Agricultural determination for excavation works to create 4 small ponds. Swarthdale Cottage, Swarthdale Road, Over Kellet.</p> <p>Whilst having no objection to the application, Councillors discussed the possible benefits of having one of the ponds fenced off to allow its natural ecology to develop. Councillor Johnson advised that he would submit this suggestion in a personal response to the application.</p> <p>Resolved: No response to be submitted.</p>
21/00129/AD	<p>Agricultural determination to change 2 mono-pitch buildings to one dual pitch building. Swarthdale Cottage, Swarthdale Road, Over Kellet.</p> <p>Resolved: No response was submitted.</p>

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Application No:	Description
20/01462/FUL	<p>Demolition of two existing stable buildings and erection of three single storey buildings for use as office (Class E) and training facilities (Class F1) with staff facilities building and stable block. Addington Lodge Addington Road Nether Kellet.</p> <p>Whilst acknowledging that the application site lies within Nether Kellet CP, Councillors discussed the potential implications for Over Kellet. Councillors felt it important to comment on this development, which is associated with developments of the chicken farming business at Lower Addington Farm, which the Parish Council has consistently resisted.</p> <p>Councillors expressed concerns over the apparently commercial development in a rural setting and the potential for this to lead to further development in the future, not only of this particular site, but the overall business, including the adjacent chicken farm. Concerns were discussed relating to sustainability issues and traffic impacts</p> <p>Resolved: Councillor Metcalfe and the Clerk will draft a response objecting to the application and setting out the Parish Council's concerns.</p>

20/093 UPDATE ON PREVIOUS PLANNING APPLICATIONS

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

Councillor May provide a verbal update on currently undecided applications, including those relating to proposed developments adjacent to Church Bank and Greenways and the Nether Kellet Road.

20/01072/REM, 20/01073/FUL and 20/01220/VCN – Land South East of Church Bank.

Councillor May reported that there had been a strong public response to the applications to erect 22 houses adjacent on the site adjacent to Church Bank and Greenways and welcome interest was being shown by the Environment Agency and Wildlife Trust. Thanks to representations made by County Councillor Williamson, it was confirmed that, if recommended by officers for approval, the three applications would be brought before the Planning Committee for decision.

20/01246/FUL – Erection of 9 dwellings, land South-West of Church Bank Main Road.

Councillor May reported that no further changes had occurred regarding this application. The Chairman advised that as yet undeclared plans for the developers to create a road between this and the other Church Bank site had been recognised by the City Planners.

20/094 PARISH PLAN

(1) **Goosegate Plaque**

The Chairman reported that the plaque was still to be installed.

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(2) **SpID Data**

The Clerk presented a report into data collected from the Kirkby Lonsdale Road SpID since its installation in June 2020. The reports confirmed conclusions reached from earlier readings about traffic volumes, speeds and reactions to the SpID. The main conclusions included:

- 89% of 'incoming' vehicles are observing the 30mph speed limit, with the average (median) speed being 23mph. 11% of vehicles are recorded as exceeding the limit;
- 58% of 'outgoing' vehicles are observing the speed limit, with a median speed of 27mph. 42% of vehicles are recorded as exceeding the limit, with 14% recording speeds over 35mph;
- The maximum speeds of outgoing vehicles demonstrate some worrying instances of speeding, some in excess of 70mph and many occurring during the middle of the day. No definite trends have yet been identified for these recordings.

Following discussion, Councillors agreed that the results should be used to compile a report to the Lancashire Road Safety Partnership to seek support in addressing the concerns and risks identified.

Resolved: The Clerk will prepare a report to the Lancashire Road Safety Partnership to seek its support in addressing the concerns and risks identified.

20/095 **ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:**

REPORTS FROM MEMBERS OF THE PUBLIC:

- (1) Councillor May raised an issue over a substantial increase in dog fouling on the open space at Church Bank and the surrounding footpaths. Following discussion, Councillors agreed that the issue needed to be highlighted and action taken to discourage this anti-social behaviour.

Resolved: The following actions were agreed:

- 1) The Chairman will prepare some signs to be displayed in the area, to a design previously used;
- 2) The matter will be reported in the Parish Council section of the March issue of OK View;
- 3) Councillors will seek to obtain evidence of any fouling, including photographs where possible; and
- 4) The Clerk will contact the City Council Dog Warden for advice on any further measures that may be taken.

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CLERK'S REPORT:

- (2) **Lancashire Best Kept Village (LBKV) Competition 2021.** The Clerk reported that an invitation had been received for the Parish to participate in the 2021 LBKV competition. Judging this year would be carried out virtually. After consideration, Councillors agreed unanimously not to enter the competition on this occasion.

MEMBERS' REPORTS:

- (3) **LALC.** The Clerk reported that LALC were running a series of online training courses in the coming months. Councillor Johnson had expressed an interest.

Action: The Chairman agreed to consider the proposed programme and consider whether attendance would be beneficial.

- (4) **Quarries:** The Chairman had no new blasting activity to report, although Leapers Wood Quarry had received a recent letter from a resident about the strength of some blasts.

- (5) **Allotments:** Nothing to report.

- (6) **Village Hall.** Nothing to report.

- (7) **B4RN:** Work appeared to have been completed 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.**

a) Kirkby Lonsdale Road Post Box

Councillor Metcalfe reported that the resident in whose wall the post box was previously located, had referred the matter to the MP for Morecambe and Lunesdale. It was understood that the MP had written to royal Mail about the failure to provide a replacement post box. The Clerk advised that he had once again emailed his contacts at Royal Mail about the matter but had received no reply. Councillors agreed unanimously that the matter should be escalated.

Action: The Clerk to liaise with Councillor Metcalfe in submitting a complaint to Royal Mail top management about the issue.

CITY AND COUNTY COUNCILLORS' REPORTS:

- (10) County Councillor Williamson had no further matters to report. The Chairman thanked Councillor Williamson for her comprehensive 'Parish Update' newsletter.

20/096 PAYMENT OF ACCOUNTS

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

Resolved: that the above accounts be paid.

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20/097 DATE & TIME OF NEXT MEETING

The next meeting of the Parish Council is scheduled to be held on Tuesday, 9th March 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 February – March 2021

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
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)	Application Permitted
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)	Application Permitted
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)	Prior Approval Not Required
21/00128/AD - Agricultural determination for excavation works to create 4 small ponds. Swarthdale Cottage, Swarthdale Road, Over Kellet.	No comments submitted (Minute 20/092)	Prior Approval Refused
21/00129/AD - Agricultural determination to change 2 mono-pitch buildings to one dual pitch building. Swarthdale Cottage, Swarthdale Road, Over Kellet.	No comments submitted (Minute 20/092)	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.

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)

20/01025/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)

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)

20/01072/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)

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.

No comments submitted (Minute 20/092)

20/01464/FUL - Erection of a single storey rear and side extension. 'Otago' 15 Kirklands Road, Over Kellet.

No comments submitted (Minute 20/092)

20/01464/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.

No comments submitted (Minute 20/092)

Part B – Undecided Applications

20/01462/FUL - Demolition of two existing stable buildings and erection of three single storey buildings for use as office (Class E) and training facilities (Class F1) with staff facilities building and stable block. Addington Lodge Addington Road Nether Kellet.

Response submitted expressing concerns over the apparently commercial development in a rural setting and the potential for this to lead to further development in the future, not only of this particular site, but the overall business including the adjacent chicken farm. Also, concerns relating to sustainability issues and traffic impacts (minute 20/092).