

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held at the Over Kellet Village Hall on Tuesday, 11th January 2022, commencing at 7.15pm

AGENDA

1. **Apologies.**
2. **Minutes of the Meeting held on Tuesday, 14th December 2021** (attached).
3. **Declarations of Interest.**
4. **Planning Applications.** To consider and comment on new planning applications received since the last meeting, as set out below (substantive matters are **set out in blue**):

Application No:	Description
21/01475/FUL	Erection of a garage to the side. 31 Main Road, Over Kellet. <div style="border: 1px solid black; background-color: #fce4d6; padding: 2px;">Deadline for comments – 13th January 2022</div>
21/01529/VCN	Erection of a two storey detached dwelling house (C3) (pursuant to the variation of conditions 2, 4 ,5, 6, 11,12 and 13 on planning permission 21/00105/FUL to alter the footprint, design and floor plans of the approved dwelling and submission of details related to trees, drainage, landscaping, palisade structures and electric vehicle charging point). Land Adjacent Hill Top Farm, Kellet Road, Over Kellet. <div style="border: 1px solid black; background-color: #fce4d6; padding: 2px;">Deadline for comments – 22nd January 2022</div>

5. **Planning Authority Decisions.** To receive an update on previously considered applications. Clerk's report attached.
6. **Parish Plan.** To consider progress on implementing the Parish Plan.
7. **Public Discussion and Update Reports.** 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	£
Mike Ashton – Lengthsman Services, November-December 2021	112.00
Derek Whiteway, Parish Clerk - Salary and Expenses, December 2021	175.22
HMRC – PAYE, December 2021	41.60

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

Derek Whiteway
Parish Clerk
5th January 2022

Tel: 01524 64908
Email: clerk@overkelletpc.org

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Minutes of the Meeting of the Parish Council, held at the Wilson's Endowed CofE School on Tuesday, 14th December 2021 at 7.15pm

Present: Councillor Graham Agnew – Chairman
Councillors Derek Johnson, Martin May and Jean Metcalfe.
Derek Whiteway (Parish Clerk)

In attendance: 4 members of the public.

21/082 APOLOGIES FOR ABSENCE:

Apologies for absence were received from County Councillor Phillippa Williamson.

21/083 MINUTES OF THE MEETING HELD ON TUESDAY, 9th NOVEMBER 2021

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday, 9th November October 2021** be approved and signed without further amendment.

Matters Arising:

1) Minute 21/073(2) - Speed Indicator Device

The Clerk reported that arrangements for the Chair of the Lancashire Road Safety Partnership to attend the meeting had been postponed and now rearranged to the Parish Council's meeting on 8th February 2022. It was agreed that the Chairman's draft 'agenda' for this item should be agreed with a view to submitting it to the LRSP Chair around 2 weeks before the scheduled meeting.

Action: Councillors and the Clerk will agree the agenda for the meeting and submit it to the LRSP Chair around 2 weeks before the scheduled meeting on 8th February 2022.

2) Minute 21/073(9) – Hedge overgrowth on public footpaths

The Clerk reported that he had yet to issue the agreed reminder to relevant householders on Kirklands Road regarding the overgrowth.

Action: The Clerk will draft a reminder to relevant householders on Kirklands Road regarding the overgrowth.

3) Minute 21/073(10) – Ash Dieback.

Councillor Johnson reported that he had written to the Leapers Wood Quarry to enquire about ownership of about the suspected infected tree and was awaiting a reply.

4) Minute 21/077 – Remembrance and Christmas 2021.

The Chairman reported that the Remembrance Service held at the Village Green and Memorial had gone well. He also reported that the Christmas Tree had been successfully erected on 4th December, with the invaluable assistance of Councillors and volunteers from the parish.

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Action: The Clerk will write to thank those volunteers who assisted with the erection of the Christmas Tree.

21/084 DECLARATIONS OF INTEREST:

No further declarations or changes to existing declarations were made.

21/085 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
21/01323/FUL	<p>Erection of 7 dwellings and associated access road. Land South East of Church Bank, Over Kellet.</p> <p>Resolved: A response is to be submitted objecting to the application on the following grounds:</p> <ul style="list-style-type: none"> • The lack of an ecological survey; • Concerns about possible 'pre-determination' of this application; • Concerns over the proposed extent of affordable home provision; • Discrepancies in submitted 'soft landscaping' plans; and • Concerns over proposed arrangements to manage rainwater runoff from the rooftops.
21/01417/FUL	<p>Erection of a two storey side extension, erection of replacement front porch and construction of canopy to the front. Redwell Inn, Kirkby Lonsdale Road, Arkholme.</p> <p>Resolved: No comments to be submitted</p>
21/01424/FUL	<p>Demolition of three existing outbuildings and erection of a part single and part two storey rear extension with associated courtyard. Redwell Inn, Kirkby Lonsdale Road, Arkholme.</p> <p>Resolved: No comments to be submitted</p>
21/01464/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 comments to be submitted</p>

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21/00032/REF

Planning Appeal - Erection of 9 dwellings with associated access and alterations to land levels. Land Southwest Of Church Bank Main Road Over Kellet

Resolved: A letter is to be submitted encouraging the appointed Planning Inspector to visit the site as part of the planning appeal review.

(2) **Closure of footpath between Church Bank and Greenways.**

Councillors discussed the recently notified closure of the footpath, expressing concern that no prior notification or consultation had taken place. County Councillor Williamson had sent an email to Councillors advising on the issue, clarifying that no right to object existed. Councillors thanked Councillor Williamson for her advice. The Chairman reported that he had produced a map to advise users of alternative footpaths and routes and it was agreed that this should be deployed. Following discussion, Councillors agreed that no further action should be taken.

21/086 UPDATE ON PREVIOUS PLANNING APPLICATIONS

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

21/087 POST OFFICE OUTREACH SERVICE

The Clerk advised that, further to minute 21/063(14) (12/10/21), it was understood that arrangements had now been agreed for operating an outreach Post Office service from the Village Hall. The planned start date was understood to be 4th January 2022. Following discussion, Councillors confirmed their earlier 'in principle' decision to support the service through the payment of a grant to the Village Hall in lieu of room hire charges. Councillors also confirmed their intention that the arrangements should be reviewed in March 2022.

Resolved: That a grant be made to the Village Hall equivalent to £3.50/hr x 2 hours per week for the running of an outreach Post Office service from the Hall, commencing in January 2022. Arrangements for the grant to be reviewed in March 2022.

21/088 PARISH PLAN

No updates were reported.

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21/089 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES:

REPORTS FROM MEMBERS OF THE PUBLIC:

(1) **Old Hall Farm Barn**

Councillor Metcalfe advised that a resident had reported that, following recent storms, damaged roof tiles on the Old Hall Farm Barn building (proposed for development) appeared hazardous and a potential danger to road users.

Action: The Clerk will contact the developer concerned and ask that the hazardous conditions be rectified.

(2) **Damaged wall at The Narrows**

Councillor Metcalfe asked about a damaged roadside wall at The Narrows. Nobody had any information

(3) **Sewerage smell at The Narrows**

A resident reported a recent smell of sewerage at The Narrows. Councillor May advised that the system often overflows at this location.

CLERK'S REPORT:

(4) **Over Kellet View and the Over Kellet Village Website**

The Clerk sought clarification over the Parish Council's future reporting via Over Kellet View. It was agreed that the Clerk and Chairman would liaise to provide a report of Council meetings for inclusion in each issue of OK View, the next issue being scheduled for February 2022. The Clerk also enquired about any implications of intended editorial changes for the village website. It was agreed that, depending on the nature and timing of any such changes, opportunities for developing the Parish Council website should be investigated as and when they arose.

MEMBERS' REPORTS:

(5) **LALC.** Nothing to report.

(6) **Quarries.** Councillor Johnson reported that the Quarry Operations online survey had now closed, with 57 submissions, which was sufficient for him to prepare a statistical report. Councillor Johnson extended thanks to all those who had helped gather the responses.

Councillor Johnson also reported that monitoring data was now being provided by Leapers Wood Quarry, including air over-pressure wave readings. Ground vibration readings had been well within limits in every case, whilst over-pressure readings were much closer to the limits. He felt that this information suggested that any vibration of glassware, ornaments and windows was more likely to be caused by over-pressure rather than ground vibration. Based on his reading of technical reports he continues to believe that cracking of plaster is more likely to be cosmetic rather than structural.

(7) **Allotments.** Nothing to report.

(8) **Village Hall.** Nothing further to report.

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- (9) **B4RN.** Nothing to report.
- (10) **Lengthsman.** Nothing further to report.
- (11) **Other Matters.**

Noticeboards. The Chairman reported that he had received confirmation from the Village Hall Committee that they were happy for the existing Parish Council noticeboard to be sited at the Hall. The Chairman also reported that he had investigated the purchase of an aluminium noticeboard to be installed at the Village Green recreation shelter. Following discussion, Councillors agreed this purchase and that both should be 'official' Parish Council noticeboards, updated with relevant notices.

Action: Arrangements will be made to relocate the existing noticeboard from the former village shop to the Village Hall. Also, arrangements will be made to purchase and install a new noticeboard at the Village Green recreation shelter.

Display Tables

The Secretary of the Horticultural Society had advised that display tables made by Eric Butler for the Annual Show were no longer needed by the Society and were being offered to the Parish Council as a community resource. Councillors agreed that the tables should be retained as a community resource so long as the Village Hall were happy to continue storing them.

Queen's Jubilee Tree

The Secretary of the Horticultural Society had also enquired whether the Parish Council would support proposals to mark the Queen's 2022 Platinum Jubilee by planting one or more trees. The Society had indicated it was prepared to offer financial and/or practical help if any such project is undertaken.

Following discussion, Councillors agreed in principle to the idea of planting a tree, subject to the identification of a suitable location. It was agreed that the Horticultural Society might be able to make suggestions on this aspect.

CITY AND COUNTY COUNCILLORS' REPORTS:

No further reports were received

21/090 REVISED ESTIMATES 2021/22 AND DRAFT BUDGET AND PRECEPT FOR 2022/23

The Clerk presented a report covering revised budget estimates for 2022/22 and a draft budget for 2022/23. Net receipts of £1,754 were being projected for 2021/22. A net budget requirement for 2022/23 of £8,705 was estimated. With a small reduction in the parish's tax base, the Clerk recommended that an unchanged precept of £8,300 be levied, with a contribution of £405 being made from accumulated reserves. This budget would increase the annual charge for a Band D property, by 54p.

Councillors asked several questions of the Clerk and, following discussion, unanimously approved the Clerk's recommendations, that:

- a) a target level of general reserve of £8,000 is endorsed;

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- b) the draft budget for 2022/23 is approved; and
c) the precept for 2022/23 is set at £8,300 and notified to Lancaster City Council.

Resolved: That the Clerk's report is accepted and that:

- a) a target level of general reserve of £8,000 is endorsed
b) the draft budget for 2022/23 is approved.
c) the precept for 2022/23 is set at £8,300 and notified to Lancaster City Council.

21/091 PAYMENT OF ACCOUNTS

Payee & Detail	£
Over Kellet Village Hall – Room hire on 09/11/21	14.00
Cllr Agnew – expenses relating to installation of the Christmas tree and petrol for the Village Hall generator	41.93
Derek Whiteway, Parish Clerk - Salary and Expenses, November 2021	238.03
HMRC – PAYE, November 2021	59.60

Resolved: That the above accounts are approved for payment.

21/092 DATE & TIME OF NEXT MEETING

The next Council meeting is to be held on Tuesday, 11th January 2022 at the Over Kellet Village Hall, commencing at 7.15pm.

21/093 EXCLUSION OF PUBLIC AND PRESS

The Clerk recommended that the public and press be excluded from the following item by virtue of it containing information deemed to be exempt under Part I of Schedule 12A to the Local Government Act 1972 (as amended).

Resolved: That the public and press be excluded from the following item on the agenda by virtue of it containing information deemed to be exempt under Part I of Schedule 12A to the Local Government Act 1972 (as amended).

21/094 LENGTHSMAN CONTRACT – REVIEW OF TERMS AND CONDITIONS

Exempt from publication by virtue of the item containing information deemed to be exempt under Part I of Schedule 12A to the Local Government Act 1972 (as amended).

The meeting closed at 8:25pm

Clerk of the Council

Chairman

Date:

Agenda Item: 5

Planning Application Comments & Decisions

Update for December 2021 – January 2022

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
21/01464/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 21/085)	Application Permitted
21/01090/FUL - Demolition of existing stable and erection of a stable and storage building. Pastordale Farm, Kellet Lane, Over Kellet.	No comments submitted. (Minute 21/065).	Application Permitted
21/00723/FUL: Demolition of existing conservatory at first floor level, erection of a first floor rear extension and construction of elevated walkway incorporating balustrade. 8 Woodlands View, Over Kellet.	No comments submitted (Minute 21/054).	Application Refused

Part B – Undecided Applications

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)

20/01025/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)

Part B – Undecided Applications

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 inter-related 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.

A letter was submitted to the City Council expressing concerns over the way in which the development and applications are being progressed and the potential impacts of current plans on groundwater levels at the site. (Minute 21/032)

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.

No comments submitted (Minute 20/092)

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).

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.

Subject to further research by the Clerk and Councillor Metcalfe to confirm the details of the application, a response be submitted objecting to any further commercial development at the site (Minute 20/101). Subsequently confirmed that no response should be submitted.

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, as amended by 94/00002/FUL). Old Hall Caravan Park, Capernwray Road, Capernwray.

No response to be submitted (Minute 21/004).

Part B – Undecided Applications

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 response to be submitted (Minute 21/004).

21/00363/FUL - Relevant demolition of existing lean to, outriggers and agricultural buildings and change of use and conversion of existing barns to 5 dwellings (C3), installation of rooflights, replacement windows/doors, erection of detached garages, with associated access, parking and landscaping and erection of boundary walls, gates and fence. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet.

No response to be submitted (Minute 21/021).

21/00358/LB - Listed building application for removal of internal walls, works to partition walls, construction of replacement roof, alterations to existing openings, replacement window cills, installation of glazed entrance, installation of replacement windows/doors, reinstate first floor window, removal of concrete floor, installation of concrete floor, installation of steel frame, timber floor, insulated concrete slab, cast iron gutters, repointing, stonework, removal of external stairs, installation of rooflights, demolition of existing lean to, outriggers and outbuildings, erection of detached garages, erection of boundary walls, gates and fence and retrospective installation of steel frame, replacement roof, replacement leadwork, lime pointing and ridge, removal of internal wall, removal of suspended timber first floor, installation of replacement windows/doors and rooflights. Old Hall Farm, Kirkby Lonsdale Road, Over Kellet.

No response to be submitted (Minute 21/021).

21/00543/FUL - Erection of 20 holiday chalets with associated access, car parking, landscaping and installation of a package treatment plant. Jackdaw Quarry Capernwray Road Capernwray

A response is to be submitted reiterating concerns over the impact on the Parish of incremental increases in the number of caravans and holiday homes and supporting the conclusions and comments made by the GMEU regarding impacts on the Biological Heritage Site. (Minute 21/032)

21/00654/LB Listed building application for the partial demolition of rear outrigger, structural remedial works to external walls, re-pointing of stonework and removal and rebuilding of south west stone wall. 1 Old Hall Farm, Kirkby Lonsdale Road, Over Kellet.

No response to be submitted (Minute 21/042).

21/00561/FUL - Change of use of land for the siting of 42 static caravans to replace 45 touring caravans and the creation of an amenity area at Maggots Woodland. Castle View Caravan Park, Borwick Road, Capernwray.

No response to be submitted (Minute 21/042).

20/00741/FUL: Change of use of car park for the siting of two timber pods for use as holiday lets in association with Red Well Inn with associated landscaping and parking and installation of a package treatment plant. Redwell Inn, Kirkby Lonsdale Road, Arkholme.

Resolved: No response is to be submitted (Minute 21/054).

Part B – Undecided Applications

21/0160/TPO: x5 Common Ash - Crown lift. x2 Hazel – Prune. Land Off Nether Kellet Road, Over Kellet.

Resolved: A response had been submitted objecting to the extent of the proposed pruning work (Minute 21/054).

21/00543/FUL: Erection of 19 holiday chalets with associated access, car parking, landscaping and installation of a package treatment plant (revised plans). Jackdaw Quarry, Capernwray Road, Capernwray.

The Parish Council had submitted comments on an earlier version of this application, for 20 holiday chalets. Councillors felt that no further response was required.

Resolved: No response is to be submitted (Minute 21/054).

21/01012/FUL: Partially retrospective application for the widening of an existing access and erection of a gate. Land Off Nether Kellet Road Over Kellet.

Councillors and residents expressed concerns over the nature of this retrospective application and the accuracy of details included in the planning documents.

Resolved: A response is to be submitted expressing concerns that the work done is not to the specification set out in the application and requesting that this be remedied. Specifically, that: a) the original stone gate columns should be replaced as intended, and b) lime mortar has not been used in the construction of the wall, as claimed in the application. The Parish Council also seeks further reassurance that the track to the development will be reinstated as planned. (Minute 21/054).

21/01120/ELDC Existing lawful development certificate for 3 silos. Lower Addington Farm Birkland Barrow Road Nether Kellet.

Resolved: No action to be taken. (Minute 21/065).

SCP/2021/0001 Scoping request for the deepening of quarry operations, extension to existing phased extraction area and extension of time for quarrying and restoration operations. Back Lane Quarry, Back Lane, Carnforth.

Resolved: A response is to be submitted stating that the Parish Council is aware of the proposals and will aim to feed into the Environmental Impact Assessments. (Minute 21/065).

SCP/2021/0002 Scoping request for the deepening of quarry operations, extension to existing phased extraction area and extension of time for quarrying and restoration operations. Leapers Wood Quarry, Kellet Road, Carnforth.

Resolved: A response is to be submitted stating that the Parish Council is aware of the proposals and will aim to feed into the Environmental Impact Assessments. (Minute 21/065).

21/01218/FUL Demolition of existing garage, erection of an agricultural workers dwelling (C3) and installation of a package treatment plant. Hoggetts Lane Farm, Kirkby Lonsdale Road, Over Kellet.

Resolved: No response is to be submitted. (Minute 21/065).

Part B – Undecided Applications

21/00705/OUT Outline application for the development of one agricultural workers dwelling and sewage treatment plant. Field At Grid Reference 351950 471570. Netherbeck.

Resolved: No response is to be submitted. (Minute 21/065).

21/01323/FUL Erection of 7 dwellings and associated access road. Land South East of Church Bank, Over Kellet.

Resolved: A response is to be submitted objecting to the development. (Minute 21/085).

21/01417/FUL Erection of a two storey side extension, erection of replacement front porch and construction of canopy to the front. Redwell Inn, Kirkby Lonsdale Road, Arkholme.

Resolved: No response is to be submitted. (Minute 21/085).

21/01424/FUL Demolition of three existing outbuildings and erection of a part single and part two storey rear extension with associated courtyard. Redwell Inn, Kirkby Lonsdale Road, Arkholme.

Resolved: No response is to be submitted. (Minute 21/085).

21/00032/REF Planning Appeal - Erection of 9 dwellings with associated access and alterations to land levels. Land Southwest Of Church Bank, Main Road, Over Kellet.

Resolved: A response is to be submitted encouraging the appointed Planning Inspector to visit the site as part of the appeal review process. (Minute 21/085).