

OVER KELLET PARISH COUNCIL

Parish Council Meeting to be held at the Over Kellet Village Hall on
Tuesday, 8th March 2022, commencing at 7.15pm

A G E N D A

1. Apologies.
2. Minutes of the Meeting held on Tuesday, 8th February 2022 (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
22/00151/FUL	Demolition of existing conservatory, construction of a new conservatory to rear elevation, and erection of a first floor extension to the front elevation. 8 Woodlands View, Over Kellet. <div style="border: 1px solid black; padding: 2px; text-align: center;">Deadline for comments – 5th March 2022</div>
21/01424/FUL	Demolition of three existing outbuildings and erection of a dwelling to form managers accommodation (C3), creation of raised terraces, erection of an outbuilding and installation of drainage infrastructure. Redwell Inn, Kirkby Lonsdale Road, Arkholme. <div style="border: 1px solid black; padding: 2px; text-align: center;">Deadline for comments – 8th March 2022</div>
22/0038/TCA	Acer Species (T1) - thin and reduce by 25% and reduce to previous pruning points, Silver Birch (T2) - thin and reduce by 25% and reduce to previous pruning points. 1 Greenbank Cottages, Kellet Road, Over Kellet. <div style="border: 1px solid black; padding: 2px; text-align: center;">Deadline for comments – 2nd March 2022</div>
22/00073/FUL	Retrospective application for retention of an agricultural building with associated hardstanding areas, access track, and soakaway. Green Pastures, Capernwray Road, Capernwray. <div style="border: 1px solid black; padding: 2px; text-align: center;">Deadline for comments – 24th March 2022</div>
22/00237/CCC LCC/2022/0006	County Council Consultation request for the variation of condition 1 of planning permission LCC/2016/0061 to allow for continued operation of the concrete batching plant until 21 February 2034, with all buildings, plant and associated equipment being removed and the site restored by 21 February 2035. Dunald Mill Quarry, Long Dales Lane, Nether Kellet. <div style="border: 1px solid black; padding: 2px; text-align: center;">Deadline for comments – 11th March 2022</div>

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5. **Planning Authority Decisions.** To receive an update on previously considered applications. Clerk's report attached.
6. **Withers Charity.** To consider and approve the proposed appointment of a trustee.
7. **Parish Plan.** To consider progress on implementing the Parish Plan.
8. **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
9. **Payments.** To authorise payment of accounts. Report attached:
10. To confirm the **date and time of the next meeting.**

Derek Whiteway
Parish Clerk
2nd March 2022

Tel: 01524 64908
Email: clerk@overkelletpc.org

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Minutes of the Meeting of the Parish Council, held at the Over Kellet Village Hall on Tuesday, 8th February 2022 at 7.15pm

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

In attendance: 5 members of the public.

21/104 APOLOGIES FOR ABSENCE:

Apologies for absence were received from County Councillor Phillippa Williamson.

21/105 MEETING WITH THE CHAIR OF THE LANCASHIRE ROAD SAFETY PARTNERSHIP (LRSP)

The Chairman welcomed Andy Pratt, Deputy Police Commissioner and recently appointed LRSP Chair. Mr Pratt provided Councillors with a detailed and welcome account of how he is reviewing the LRSP to provide a more accessible and responsive service. He emphasised the inclusion of communities in future initiatives and had adopted a personal policy of not writing letters, preferring to visit and speak with bodies such as the Parish Council.

Mr Pratt provided several useful pointers to how the PC might seek to address ongoing concerns about traffic volumes, speed and dangerous driving and confirmed that he would be personally contactable to consider future issues and queries. The LRSP is seeking to refresh the Community Road Watch scheme, which had been in abeyance in recent years. An online briefing session on the CRW was being held on 17th February 2022.

Councillors and members of the public raised several local issues with Mr Pratt, who outlined what measures were currently available to help. Mr Pratt encouraged the Parish Council to submit any issues to the LRSP and refer them personally to him if Councillors feel it necessary.

The Chairman thanked Mr Pratt for attending and providing such a welcome introduction to his work with the LRSP. All agreed that the discussions provided scope for further consideration and liaison to improve road safety within the Parish.

21/106 MINUTES OF THE MEETING HELD ON TUESDAY, 14th DECEMBER 2021

It was **RESOLVED** that the Minutes of the Meeting of the Parish Council, held on **Tuesday, 11th January 2022** be approved and signed without further amendment.

Matters Arising:

1) Minute 21/096(2) – Hedge overgrowth on public footpaths

Councillor Metcalfe reported that the Lengthsman has worked to improve the condition of footpath 1-24-FP9 between The Chapel on Kirkby Lonsdale Road and Nether Kellet Road and had removed the worst of the encroaching shrubbery. Further work will be necessary throughout the year and householders with gardens bordering the footpath are kindly asked to ensure their hedges are trimmed.

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Action: The Chairman will request a further message in OK View asking householders to tend to their properties' hedgerows.

A resident noted that the fallen signpost at the Nether Kellet Road end of the footpath had not yet been reinstated.

Action: Options for reinstating the fallen signpost will be discussed with the Lengthsman about replacing the fallen signpost.

Councillor Metcalfe reported that the Lengthsman had also repaired the damaged steps at the bottom end of footpath 1-24-FP11 from Kirkby Lonsdale Road to Craggs Hill

2) Minute 21/096(4) – Post Office Outreach Service.

The Chairman confirmed that the service was commencing on Tuesday, 15th February 2022 and will operate from the Village Hall meeting room for two hours every Tuesday between 2pm and 4pm.

3) Minute 21/101(3) – Dog Fouling

A resident commented on the continuing problems of dog fouling within the village. Following discussion, Councillors agreed that a further visit by the City Council's Dog Warden should be requested.

Action: Councillors will liaise with the Clerk to provide a report to the Dog Warden on current issues and hotspots and ask for the Warden to visit.

4) Minute 21/101(5) – Quarries

Councillor Johnson reported that, following contact with the Leapers Wood Quarry manager, the problems leading to water accumulating on the water accumulating on the B6254 Kellet Road had been swiftly resolved.

21/107 DECLARATIONS OF INTEREST:

No further declarations or changes to existing declarations were made.

21/108 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
22/00043/FUL	Erection of a two storey rear extension, construction of a balcony and construction of a raised deck with external steps to the rear. 2 Longtons Cottages, Kirkby Lonsdale Road, Over Kellet. Resolved: No comments to be submitted

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Application No:	Description
22/00006/REF	<p>Planning Appeal – Refusal of application 21/00076/FUL. Change of use of amenity land for the siting of seven static caravans with associated amenity space and landscaping. Redwell Caravan Park, Kirkby Lonsdale Road, Arkholme.</p> <p>Resolved: No comments to be submitted</p>
22/00060/RCN 22/00061/RCN 22/00062/RCN	<p>Applications for the removal of a planning condition on planning permissions 01/00383/CU, 09/00988/CU and 97/00346/FUL (total of 149 units) to extend the opening season to 12 months per year. Old Hall Caravan Park, Capernwray Road, Capernwray.</p> <p>Resolved: No comments to be submitted</p>
22/00008/REF	<p>Planning Appeal – Refusal of application 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.</p> <p>Resolved: No further comments to be submitted</p>

21/109 UPDATE ON PREVIOUS PLANNING APPLICATIONS

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

21/110 THE QUEEN'S PLATINUM JUBILEE

The Chairman reported that an enquiry had been made about the possibility of organising a street party at the extended bank holiday weekend from 2nd to 5th June 2022, on Church Bank or (subject to obtaining permission) on the School field.

Following discussion of the practicalities and resources available, Councillors agreed that the Parish Council would encourage resident groups to plan events to celebrate the Queen's Jubilee over the extended bank holiday weekend. The PC would also be happy to support and advise residents on any arrangements and liaise with local Councils and other agencies if necessary.

A resident queried whether the Council had had any further thoughts about erecting a commemorative tree. Councillors and members of the public discussed several options, which were to be considered further, one of these being a location adjacent to the Greenways to Church Bank footpath currently being worked on by Fellside Homes.

Action: The Chairman will draft a letter to Fellside Homes seeking their views and possible support in erecting a Jubilee Commemorative tree on land bordering the Greenways to Church Bank footpath.

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21/111 PARISH PLAN

Due to time constraints, it was agreed that any further discussion on this item be deferred until the next Parish Council meeting.

21/112 ADJOURNMENT FOR PUBLIC DISCUSSION & INFORMATION ONLY UPDATES: REPORTS FROM MEMBERS OF THE PUBLIC:

(1) **Lighting levels within the village**

Councillor Metcalfe reported concerns about a general increase in external property lighting throughout the village and queried whether much of this was necessary or appropriate. Following discussion, Councillors agreed that the matter should be monitored as an environmental issue and considered for a future article in Ok View.

Action: Councillors will monitor external lighting levels within the village and consider whether an article in OK View on the associated environmental issues might be appropriate.

(2) **Stiles in disrepair**

A resident again reported issues over two dilapidated stiles on footpaths to the south-east of Church Bank. It was recognised that, given the County Council's policies for inspecting and maintaining Public Rights of Way, action to repair the stiles was unlikely in the short term. Councillors agreed to consider how best to address this issue.

Action: Councillors and the Clerk will investigate options for remedying the problem of the damaged stiles.

(3) **Kirklands Road pavement obstructions**

A resident reported concerns over vehicles and a skip obstructing the pavement and sand and other materials being washed on to the road on the bottom section of Kirklands Road. The concerns were thought to be associated with ongoing building works at one of the properties. Councillors agreed with the resident's concerns and agreed to write to the homeowner.

Action: The Parish Council will write to the homeowner about the concerns

CLERK'S REPORT:

Nothing further to report.

MEMBERS' REPORTS:

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

(5) **Quarries.** Councillor Johnson has produced a draft report into the results of the recent survey. The final report will be posted on the PC's website.

Action: Councillor Johnson and the Clerk will liaise to make copies of the report available to residents both electronically and in hard copy where required.

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Councillor Johnson reported a very loud blast on 1st February 2022. He advised that the Parish Council is not able to report any complaints on behalf of individuals and that residents should contact the Quarry directly to report any complaints using the contact details given in OK View.

- (6) **Allotments.** Nothing to report.
- (7) **Village Hall.** Nothing further to report.
- (8) **B4RN.** Nothing to report.
- (9) **Lengthsman.** Nothing further to report.
- (10) **Other Matters.** No further matters were raised.

CITY AND COUNTY COUNCILLORS' REPORTS:

County Councillor Williamson had recently sent through her monthly 'Parish and Town Council Update', which is now being published in full on the PC Website at <https://overkelletpc.org/county-councillors-updates/>

No further reports were received

21/113 PAYMENT OF ACCOUNTS

Payee & Detail	£
Mike Ashton - Lengthsman Services, January 2022	109.72
Over Kellet Village Hall – hire of room on 11 th January 2022	14.00
Derek Whiteway – Parish Clerk salary and expenses, January 2022	189.46
HMRC – PAYE deductions, January 2022	41.80
Tech-hub. Website hosting and domain renewal 2022	136.74

Resolved: That the above accounts are approved for payment

21/114 DATE & TIME OF NEXT MEETING

The next Council meeting is to be held on Tuesday, 8th March 2022 at the Over Kellet Village Hall, commencing at 7.15pm.

The meeting closed at 9:15pm

Clerk of the Council

Chairman

Date:

Agenda Item: 5

Planning Application Comments & Decisions

Update for February – March 2022

Application Number / Description	Parish Council Comment	Planning Authority Decision / Status
Part A – Applications decided since the last update		
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.	No response submitted. (Minute 21/098).	Application Refused
21/01475/FUL - Erection of a garage to the side. 31 Main Road, Over Kellet.	No response submitted. (Minute 21/098).	Application Withdrawn

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)

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).

21/00363/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).

21/00543/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)

21/00561/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).

Part B – Undecided Applications

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).

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).

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).

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).

Part B – Undecided Applications

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).

21/01547/FUL Demolition of one existing stable building and erection of one single storey ancillary building for office with store and plant room and associated parking. Addington Lodge, Addington Road, Nether Kellet.

Resolved: The Parish Council's comments regarding previous applications for this site are to be re-submitted. (Minute 21/098)

22/00043/FUL Erection of a two storey rear extension, construction of a balcony and construction of a raised deck with external steps to the rear. 2 Longtons Cottages, Kirkby Lonsdale Road, Over Kellet.

Resolved: No comments to be submitted (Minute 21/108)

22/00006/REF Planning Appeal – Refusal of application 21/00076/FUL. Change of use of amenity land for the siting of seven static caravans with associated amenity space and landscaping. Redwell Caravan Park, Kirkby Lonsdale Road, Arkholme.

Resolved: No comments to be submitted (Minute 21/108)

22/00060/RCN, 22/00061/RCN, 22/00062/RCN Applications for the removal of a planning condition on planning permissions 01/00383/CU, 09/00988/CU and 97/00346/FUL (total of 149 units) to extend the opening season to 12 months per year. Old Hall Caravan Park, Capernwray Road, Capernwray.

Resolved: No comments to be submitted (Minute 21/108)

22/00008/REF Planning Appeal – Refusal of application 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.

Resolved: No comments to be submitted (Minute 21/108)

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Parish Council Meeting, 8th March 2022

Agenda Item 9 – Payments for Authorisation

Payee & Detail	£
Mike Ashton - Lengthsman Services, February 2022 (not yet received)	Tbc
Over Kellet Village Hall – hire of room on 8 th February 2022	14.00
Derek Whiteway – Parish Clerk salary and expenses, February 2022	212.78
HMRC – PAYE deductions, February 2022	52.20