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# Ellel Parish Council

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## Minutes of the parish council meeting held on Monday 14<sup>th</sup> November 2022 at 7pm at Galgate Recreation Rooms.

Present: Cllr Booth, Cllr Corkerry, Cllr Collinson, Cllr Greenwood, Cllr Helme, Cllr Mather, Cllr Walsh, Cllr Whitaker, Cllr Wilson.

Gill Mason - clerk.

One member of the public.

### Open forum

The representative from the Duchy of Lancaster informed the parish council that he will be liaising with LCC regarding its resurfacing of the footpath and repair of the handrail at Livestock . The Duchy has concerns over health and safety of gaps of fencing near the stream /beck and it will be looking to maintain the wrought iron railings and retaining wall.

### 135/22 Apologies for absence.

None.

### 136/22 Declaration of interests.

Cllr Helme, Cllr Whitaker and Cllr Booth declared an interest in any item regarding the village hall as VH trustees.

Cllr Corkerry declared an interest in any item regarding the Galgate Action Flood Group as a member.

### 137/22 To consider and approve the minutes of the parish council meeting held on 10<sup>th</sup> October 2022.

It was resolved that the minutes be approved and signed by the chair.

Proposed by Cllr Corkerry.

Seconded by Cllr Walsh.

### 138/22 To consider the following planning matters & applications:

NOTIFICATION OF AMENDMENT TO APPLICATION Application No. : 22/01023/VCN Proposal :

Construction of piers and gates and creation of a hot tub, erection of a two storey timber building with basement which includes ancillary accommodation, balcony, external staircase, garage/workshop and a glazed link to the main dwelling, construction of a new access, gate, driveway, railings and landscaping, installation of a solar array to the SE ground of the dwelling (pursuant to the variation of conditions 2,4,5 on planning permission 20/00934/FUL to amend the plans and update the Arboricultural Impact Assessment to address changes to design and landscaping)Address : Ellel Hall, Ellel Hall Gardens, Galgate, Lancaster, Lancashire LA2 0FA.

The parish council has no observations.

22/00891/FUL Proposal : Demolition of existing outbuilding and erection of a replacement outbuilding Address : Vale House, Stoney Lane, Galgate, Lancaster, Lancashire LA2 0JZ.

The parish council support the application.

NOTIFICATION OF AMENDMENT TO APPLICATION Application No. : 20/01453/OUT Proposal : Outline application for creation of a holiday village and eco-park comprising the erection of up to 450 holiday lodges, erection of a hotel (Class C1), marketplace (Classes E and Sui Generis), virtual reality wildlife experience (Class F1), artisan workers pods (Class E) with ancillary service and storage, hard

and soft landscaping and drainage works and water storage attenuation ponds with full planning permission sought for the creation of a vehicular access off the A6 and across Lancaster Canal  
Site Address : Land At Home Farm, Ellel Grange, Main Road, Galgate, Lancaster Lancashire LA2 0HN  
The parish council object to the planning application.

There is an ethylene pipe under where the proposed site will be. The parish council would like more information on how the planning application will implement this pipe, as it cannot be moved.

The site is in flood zone 2 & 3 - what will be actively done to prevent flooding and how will this be maintained and managed in the future.

There are major concerns over the volume of traffic the holiday village will create from both sides of the A6 through the village of Galgate and at the motorway junction.

How will the site work in harmony with the wildlife, with so many buildings and visitors affecting their natural habitat. What biodiversity and environmental mitigation will be implemented and assessed.

There is no permitted access to the site - please could an update be given on how the developers will access the land.

There has been no liaison with any community member, neighbour of the development proposal or the parish council since the original application was submitted.

Previous questions raised have not been responded to by the planners or developers.

Proposed by Cllr Collinson.

Seconded by Cllr Whitaker

(In favour :8 Object:1)

### **139/22 Finance**

#### **Payments**

Gill Mason- clerk's wages and expenses (wreaths x 2)	£1026.63
Insurance – NFU Mutual (D/D)	£153.85
Tattersall's – Village contractor	£346.50
M6 Media Website design D/D	£9.00
Galgate FC netting	£818.03
Wray Bros floor mop – Ellel Village Hall	£3458.89
PKF Littlejohn audit	£240.00
Dolphinholme Village Hall	£75.00

It was resolved that the payments be made.

Proposed by Cllr Mather.

Seconded by Cllr Booth.

#### **Receipts**

Village Hall water invoice	£164.50
Football Club water invoice	£35.00
Recreation room hire	£16.00
Recreation room hire	£16.00
Recreation room hire	£16.00
Recreation room hire	£27.00
Bowling Club water invoice	£75.25

### **140/22 To consider the finances and budget for 2023/2024.**

The clerk will circulate a draft budget for consideration at the next meeting.

### **141/22 To consider the purchase and installation of the Dolphinholme play park gates.**

No update.

**142/22 To consider the update on the Section 106 agreement for the Higher Bond Gate development.**

The clerk has received the proposal of the section 106 agreement and will enquire when the funds will be released and the details regarding the terms and conditions of the 106 monies.

**143/22 To consider the Punch Taverns lease update.**

Cllr Walsh was asked to contact the solicitor regarding the huge delay in getting the lease finalised and signed.

**144/22 To consider and approve the LALC annual pay award adjustment.**

It was resolved that the adjustment be made.

Proposed by Cllr Mather.

Seconded by Cllr Corkerry.

**145/22 To consider the recreation area car park barrier, CCTV and parking fees proposal.**

The clerk was asked to get a quote for a CCTV camera to be fitted to the tall post near the entrance so the security barrier can be monitored.

**146/22 To consider and approve the purchase of a Christmas tree and installation of lights.**

It was resolved that the Christmas tree and lights be purchased up to a cost of £185.00

Proposed by Cllr Helme.

Seconded by Cllr Mather.

**147/22 To consider the update on the cricket club changing rooms and the arrangements for a deep clean.**

The clerk will write to the cricket club asking for the changing rooms to be cleared and deep cleaned by the 28<sup>th</sup> of November 2022.

The recreation room will now be repurposed for hire only. The football and cricket teams will have to book the room for a fee of £10.00.

It was resolved that an electronic lock be fitted up to a cost of £250.00.

Proposed by Cllr Mather.

Seconded by Cllr Corkerry.

**148/22 Reports and correspondence (information only).**

Lancaster South AAP update – noted.

PROW and biodiversity grant information – noted

Website update – noted.

£175 unauthorised emergency spend on gate posts – noted.

**149/22 Date and time of the next meeting.**

Monday 13<sup>th</sup> December 2022 at 7pm at the Galgate Recreation Rooms.

The meeting closed at pm.

Signed.....Date.....