
MINUTES OF ELLEL ORDINARY PARISH COUNCIL MEETING HELD IN THE RECREATION ROOMS, GALGATE AT 19.15 MONDAY 9th MARCH 2015

Present:

Councillors: Mr S Booth (Chairman), Mr J Greenwood (Vice Chair), Mr I Collinson, Mrs H Helme, Mr M Helm, Mr M O'Riordan, Mark Blundell

Others: Mr G Catterson (Clerk to the Council), 6 members of the public (observers).

138/14 APOLOGIES – None

139/14 DECLARATIONS OF INTEREST – Cllrs Booth, Helm and Helme declared an interest in any item regarding the Village Hall. Cllr Helm declared an interest in Item 6.5 as he lived within sight of the property.

140/14 MINUTES OF THE PREVIOUS MEETING
RESOLVED: That the minutes (previously circulated) of the Ordinary Parish Council meeting held on the 9 February 2014 be approved subject to minor amendment and signed by the Chairman as a true and accurate record.

141/14 OPEN FORUM / PUBLIC PARTICIPATION

1. The Council were asked about the cutting of hedgerows and verges - who decided when this was done. Councillors said that all agricultural hedges (as opposed to domestic hedges) could only be cut between the 31 September and the 10 March the following year, unless they posed some form of danger to the public. Verge cutting was the responsibility of the Highways Authority and the Parish Council had no control over this. Concern was expressed by an observer that some verges were being cut before the wild flowers had set seed. The Council suggested that if the cutting of specific verges was a cause for concern, the observer should contact the Highways Authority direct, particularly regarding those that were designated SSSI's where markers were no longer present.
2. When questioned about proposals for a major development south of Galgate, Councillors stated that they were not aware of any such proposals except that Cllr Helm indicated that he was lobbying for an extra motorway junction to be built to service the University and Science Park, to alleviate the traffic problems in Galgate. He reported that it was his understanding that there was money set aside for this project.
3. Observers expressed concern about the hedge near the old Police Station which was very overgrown and needed cutting back. The Council asked the Clerk to write to the police and ask them to cut it as it was on their land.

142/14 POLICE – The report was noted. The Clerk reported that the relevant sections of the report were now posted on the website.

143/14 PLANNING

Applications to consider

1. **15/0002/REF** - Appeal re Outline application for the demolition of existing building and erection of one residential detached dwelling and detached garage - Mr & Mrs K Parker, Brookside, Whams Lane, Bay Horse, Lancaster, Lancashire LA2 9BZ. The Clerk informed the Council that there original comments would be forwarded to the appeal panel and that no further action was required unless they had changed their view on the application.

RESOLVED: That the Council remained unopposed to the application.

2. **15/00080/FUL** - Erection of 71 dwellings with associated access - Story Homes Limited - Land at Stoney Lane, Galgate, Lancashire. The Clerk informed the Council that they had already made a decision on this application by email in order to meet time constraints. The reply he had sent to Development Control had been "Ellel Parish Council opposes planning application 15/00080/FUL until such time as a practical solution has been implemented to solve the traffic problems in Galgate, which this development would exacerbate. At such time as the traffic problem is resolved, the Council would have no objection to the Application."

RESOLVED: That the Council formally agree to the decision made by email as sent by the Clerk to Development Control.

3. **15/00152/FUL** - Erection of Agricultural Building for Silage Storage and Cover over yard area - Mr Chippendale - Smith Green Farm, Stoney Lane, Ellel, Lancaster, Lancashire LA2 0PX

RESOLVED: That the Council indicate they had no objection to this application.

4. **15/00166/FUL** - Retrospective application for the conversion of existing summer house into ancillary accommodation for the house - Mr & Mrs K.A and V Whittingham - Hare Hill, Bay Horse Road, Ellel, Lancaster, Lancashire LA2 0QA

RESOLVED: That the Council indicate they had no objection to this application.

5. **15/00182/CU** - Change of use of existing agricultural building to storage and distribution (B8) - Mr C Newhouse - Stoney Brook Farm, Stoney Lane, Galgate, Lancaster, Lancashire LA2 0JZ

RESOLVED: That the Council indicate their objection to this application as it would establish a commercial business that was unsuitable in a rural area and where the road infrastructure was unsuitable. Attention should be drawn to correspondence when the application was refused on two previous occasions. The Council's view had not changed.

144/14 FINANCE

- a. **To consider and authorise payment of the following accounts:-**

Mr G France – Salary January £72.00	G Catterson – Salary January £292.27
PAYE January - £91.00	G Catterson – Expenses £119.96
LALC and NALC Subscription – £584.06	EON - £203.82 + £57.26 (recreation rooms) DD
United Utilities – 84.09 (March 2015) then 11 monthly payments of £88.91 all by DD	

RESOLVED: That the Council agree payment of all the above accounts

- b. To acknowledge receipt of following income: - Rhubarb News Advertising Fees this month £82.35, Village Hall - £1142.42
- c. The bank statements were checked and signed

- 145/14 REPORT ON CRAFT CENTRE LEASE** – the Clerk presented a report on the Craft Centre Lease following his 30 minute meeting with the solicitor which had been free of charge. The Clerk declared an interest in the matter in that his daughter was a partner at BSG Solicitors. It was his opinion that the Council had received secured a very low cost for the work done. Whilst the problem had not been resolved, this had not been due to problems with the solicitors, but rather the uncooperative nature of the tenant and the protection afforded him by the Landlords and Tenants Act 1954. The Clerk reported that there was one further low cost option that it may be worth pursuing, i.e. the issuing of a "Calderbank" letter that would make the tenant liable to costs should the matter go to court and the tenant lost.

RESOLVED: That the Clerk contact BSG Solicitors regarding a "Calderbank" letter and the likely success of this approach and estimated cost.

- 146/14 REVIEW OF ASSET REGISTER AND INSURANCE** – The Clerk tabled the renewal documents that he had received that afternoon from Zurich Insurance. The Council asked the Clerk to review the renewal cover in comparison with the existing cover and report to the next meeting.

- 147/14 INTERNAL AUDIT**– this item was postponed to the April meeting and the Clerk was asked to invite the internal auditor to attend the meeting.

The Clerk removed himself from the meeting for discussion of the next item

148/14 SALARY REVIEWS

RESOLVED: That the Council approve the Clerks salary for 2015/16 at SCP 19

150/14 CORRESPONDENCE

1. Lancashire Local Access Forum, Annual Report - this was noted
2. Lancashire County Council Consumer Alerts – the Clerk reported that the February Report had been posted on the Parish Council website
3. Letter from Eric Ollerenshaw MP re Neighbourhood Planning – this was noted, however the Council viewed the Neighbourhood Planning opportunity as a waste of money as they did not believe it would make any difference to decisions that were taken at a higher level.

4. National Plant Monitoring Survey – the Clerk reported that this was a national call for volunteers and that the details had been posted on the website.
5. Briefings for Election candidates – The Clerk was asked to collect the necessary forms and a copy of the electoral roll for the Parish.
6. Star Awards – This was noted.
7. Telephone call from Brian Rawlinson, Memorial Bench at Conder Green Road. The Clerk reported that he had received a telephone call from Mr Rawlinson who said that Lancaster Council had required the bench to be insured and that this was not an option and therefore he had decided to site the bench at the Animal Sanctuary which was not his preferred location but he considered he had no other option.

The meeting closed at 20.15hrs

Date and time of next meeting – 13th APRIL 2015 –PARISH COUNCIL MEETING
DOLPHINHOLME VILLAGE HALL - 7.15PM

Signed Chairman Dated