
Ellel Parish Council

Minutes of the parish council meeting held on Monday 8th October 2018 at 7.15pm at the Dolphinhholme Village Hall.

Present: Cllr S Booth, Cllr I Collinson (chairman), Cllr J Greenwood, Cllr P Mather, Cllr D Whitaker (vice- chairman), Cllr N Wilson.

Gill Mason - clerk.

Seven members of the public.

Helen Ryan Lancaster City Council Public Realm.

147/18 Apologies for absence.

Cllr H Helme, Cllr M O’Riordan.

148/18 Declaration of interests.

Cllr Booth declared an interest in any agenda item relating to Ellel Village Hall.

149/18 Minutes of the last meeting.

It was resolved that the minutes of the meeting held on Monday 10th September 2018 and the extraordinary meeting held on the 24th September 2018 were approved and signed by the chairman.

Proposed by Cllr Booth.

Seconded by Cllr Greenwood.

150/18 Open forum.

A representative from the Dolphinhholme Show thanked the parish council for their donation.

A resident informed the parish council that the application at Higher Bond Gate for nine houses, has not got access as the previous application for 18 houses is still pending. This makes the application nonsensical. The emerging local plan also states Dolphinhholme is not sustainable.

LCC Highways have refused the application. The resident gave the parish council all the correspondence from Lancaster City Council and the neighbourhood plan consultants about the application.

Helen Ryan reported that the Beech Ave Playpark Group have secured £10,000 in funding from the National Lottery Awards For All grant. This grant is for a young people’s wall area.

The group would like the parish council to be the ‘accountable body’ for the project. Lancashire County Council will hold onto the section 106, LEF and Lancaster City Housing funding and the parish council were asked to hold the £10,000 National Lottery grant and the £2927.00 of fundraised money. The total amount for the project received is £69,177.00.

Lancaster City Council will deal with all the purchasing and VAT. The parish council will then be invoiced for the amount they are holding, when payments are due.

151/18 Planning applications.

18/00335/FUL Proposal : Erection of 32 dwellings (C3) with associated access and landscaping For : Appleshwaite Ltd Site Address : Land At , Chapel Lane, Galgate, Lancashire.

The parish council object to this application with the following observations:

Our council has pointed out many times that expansion of Lancaster University and house building exacerbate both traffic problems and the risks of serious flooding.

We understand that Lancashire County Council have been awarded a sum to investigate drainage issues in this and other parts of the district. This shows, if proof were needed, that there is a recognised problem. A fairly perfunctory knowledge of local geography tells us that water falling to the east of this village meets a very effective dam, the embanked West Coast Mainline. This dam is breached in only two places; the watercourses of Condor/Whitley Beck, in the centre of Galgate, and Ou Beck to the north. All were involved in the destruction and damage, of last November. The water table where Ou Beck passes under the culvert to Shearset Bridge is, high, even in dry periods. The conversion of Leach House Farm to residences showed this; septic tanks could not be used to dispose of domestic sewage.

An equally objectionable, if insidious, consequence of the traffic problem is the dreadful level of traffic pollution, especially on the A6 through the village. This is at its worst when children are making their ways to St Johns School (Chapel Street), and older children waiting at bus stops, journeying to secondary schools. Moreover, these children are often accompanied by parents with younger siblings: a county council attempt to set up a "walking bus initiative" had to be abandoned because it was judged that there was no safe route to the school from many parts of the village. Some years ago, Ellel Parish Council carried out a very successful parish plan consultation. There was an overwhelming view that Galgate ought to be able to retain its identity as a settlement and a community distinct from Lancaster, rather than simply be subsumed into the latter.

At a planning meeting earlier this year, the spokesman for a developer was allowed to state that "no statutory objection to *his* proposed development had been made", we would remind Lancaster City Council of the following:

Parish councils are statutory bodies and statutory consultees for planning matters: although they may appear to be only a voluntary association, they are elected by the parish and are the first level of Local Government.

Proposed by Cllr Booth

Seconded by Cllr Greenwood.

18/01125/OUT Proposal : Outline application for the erection of three dwellings and associated access For : Mr & Mrs Spence Site Address : Land East Of, Bay Horse Lane, Bay Horse, Lancashire.

The parish council object to this application with the following observation:

The site is too small to cater for three dwellings, the parish council would like to consider a fresh application for two dwellings.

Proposed by Cllr Whitaker.

Seconded by Cllr Greenwood.

18/01106/OUT Land At Higher Bond Gate Abbeystead Road Dolphinholve Lancaster Lancashire LA2 9AY. Outline application for the development of 9 residential dwellings with associated access, public open space and associated infrastructure.

The parish council object to this application with the following observations:

The associated access uses the same access as the undetermined application 17/00970/OUT which has not yet been approved. The application is also dependent on the undetermined application 17/00970/OUT for drainage and other infrastructure works. Due to the co-dependency of the planning application for access and infrastructure, the parish council ask that the planning officer refuse the application and request that one application is submitted for the whole area, instead of adding planning applications for more dwellings, piece by piece (and taking into consideration that the original planning application for 49 dwellings was refused)

Currently the emerging local plan excludes Dolphinholve as a sustainable settlement and the parish council would like to re-iterate that the development will increase traffic along the single track and country lanes, which would create a safety issue.

The sewage system is not equipped for extra housing waste, the main systems for Dolphinholme are septic tanks which already flow to the treatment works, which overflow during heavy rainfall into the river. This extra waste from the development will have a negative impact on the environment. There is a flood risk on the proposed development site from the brook adjacent to the land, any development will cause further run off in to the stream.

There is no public transport or facilities and amenities large enough to cater for the increase in population which this development will bring to the small rural village.

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Proposed by Cllr Wilson.

Seconded by Cllr Greenwood.

152/18 Dolphinholme tennis area refurbishment update.

The resurfacing works have been completed. The parish council had resolved to donate £3000 only to the project in July, but has since received the invoice for the full completed works of £5511.60 (£4593.00 plus vat £918.60) The parish council has received £1200.00 contribution from the Dolphinholme Field Day Committee for the project. The Dolphinholme Tennis Club has asked if their contribution can be transferred to the parish council bank account from their closed account (amount to be confirmed).

The clerk has requested that Cllr Collinson obtain the three quotations for the project several times, but has still not received them. The clerk has advised the parish council that payment should not be made without the quotes.

It was resolved that the payment be made for £5511.60 and the contributions are accepted into the parish council account.

Proposed by Cllr Whitaker.

Seconded by Cllr Booth.

153/18 Finance

Payments

Gill Mason- clerk's wages	£859.73
Clerk's expenses	£50.31
Insurance – NFU Mutual (D/D)	£152.36
Eon electric bills (D/D)	£204.27/50.67
Dolphinholme tennis court/recreation area donation	£5511.60
PKF Littlejohn audit	£360.00
Dolphinholme NP – consultants Love and (re-issue of cheque 2363)	£3968.10
Building Supplies – timber for seating	£38.02
HMRC Employers contribution – G Mason	£19.47

It was resolved that the above payments be made

Proposed by Cllr Booth.

Seconded by Cllr Mather.

Receipts

Recreation room bookings (cash)	£46.00
Recreation room bookings (cheque)	£25.00
NW electricity - wayleave	£4.60
Punch Taverns – car park rental	£880.00

Grant application request.

It was resolved that the parish council grant £200.00 to St Marks Church after reviewing the application and accounts from the church.

Proposed by Cllr Mather.

Seconded by Cllr Wilson.

154/18 Recreational field area and recreation rooms.

Bowling club grant update

Cllr Mather informed the parish council that the windturbine grant money has not be transferred to the parish council. The windturbine grant representative had met with the bowling club members and they expressed their dissatisfaction with the works.

It was resolved that the parish council will fulfil the brief of the original grant application which was signed by the chairperson of the bowling club. The parish council will spend up to the amount of £200 to rectify the works.

Proposed by Cllr Mather.

Seconded by Cllr Greenwood.

Decking repair update

No update.

Installation of broadband for the recreational area update

The village hall committee has been in contact with BT. The clerk will contact the committee for an update.

Car park lights for winter update

No update.

155/18 SpID purchase consideration for the parish.

The clerk has been corresponding with a resident regarding the speeding on Whams Lane and the possibility of a speed reduction in Autumn. A speed indicator device could be bought and moved around the village to help with traffic calming measures.

The parish council will revise the possibility of purchasing a SpID when setting the budget and precept for 2019.

156/18 Churchyard purchase update.

The clerk informed the parish council that an application to Lancaster City Council Planning Department for change of use of the land will cost approximately £498.

Cllr Collinson will contact a solicitor to gain more information on the possibility of the parish council continuing with adverse possession of the land.

157/18 Christmas tree siting update.

Cllr Mather has approached the Seat garage regarding siting a tree on their forecourt. The Seat garage have said they are happy to sponsor the Christmas tree. Cllr Mather will ask if this sponsorship will include the lights and electric supply. Cllr Collinson will ask a local supplier to provide two trees (one for Galgate and one for Dolphinholme).

158/18 Budget and precept 2019/2020 preparation.

The clerk asked the parish council to consider any projects or expenditure that they may want to add to the budget for 2019.

159/18 Reports and correspondence.

No correspondence received.

160/18 Date and time of next meeting.

Monday 12th November 2018 at the Galgate Recreation Rooms.

Monday 10th December 2018 at the Galgate Recreation Rooms.

The meeting closed at 8.55pm

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