

# Caton with Littledale Parish Council

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## Minutes of the parish council meeting held at the Victoria Institute on Tuesday 13<sup>th</sup> December 2016 at 7.15pm.

### **Present:**

Cllr G Beckett, Cllr R Elvis, Cllr R Gibbons, Cllr D Nesbitt, Cllr C Kynch, Cllr R Paine, Cllr S Thompson & Cllr J Walmsley (chairman).

G Mason, clerk to the parish council.

Two members of the public.

**16/304 Apologies for absence.** Cllr K Hill, Cllr M Skeldon.

**16/305 To consider and approve the minutes of the ordinary meeting held on Tuesday 8<sup>th</sup> November 2016.**

It was resolved that the minutes of the previous meeting were approved and signed by Cllr Walmsley after the following amendment: The clerk distributed the cycle shelter images to all the councillors, Cllr Kynch only distributed the images to Cllr Walmsley and the clerk.

Proposed by Cllr Gibbons.

Seconded by Cllr Elvis.

**16/306 Declarations of interest and dispensations.**

None declared.

**16/307 Open forum.**

Graham Haddow attended the meeting to discuss the planning application for 30 dwellings on Hornby Road. Mr Haddow is in favour of the development but would like the parish council, when responding to the planning application, to consider noting that the height of the buildings should be restricted and be limited to two storeys. He also expressed his concerns over the drainage problems around the site and that in heavy rain the drains and man holes over flow. A request to keep the disturbance to a minimum whilst building, by limiting the working hours. The need for parking management for the construction workers should be observed.

**16/308 Planning applications.**

**16/01310/REM** Reserved matters application for the erection of 30 dwellings, Mulbury Homes Limited & Regenda Limited, TNT Garage, Hornby Road, Caton.

This site is within the Forest of Bowland AONB, and so the parish council and local residents expect that this development will be consistent with their policy that: "All development is expected to conform to a very high standard of design, to be in keeping with local landscape character and should seek to conserve and enhance the AONB's natural beauty".

**Design** – buildings along Hornby Road are in a variety of styles and materials and so it is very disappointing that the proposed houses look so uniform. More variation in the materials, window sizes and placement would help. The developers propose using reconstituted stone, but in the AONB it would be infinitely preferable to use genuine random stone. Local residents particularly wish to avoid the strong, monotonous yellow reconstituted stone used throughout the development at Moor Platt. The sort of stone or reconstituted stone to be used is key to creating an acceptable development, and the developers must be asked for more detail on what they plan to use. Materials should be consistent with the expectations of the Forest of Bowland design statement.

**Flood protection** – local people and potential purchasers need reassurance that the site will be adequately protected from flooding.

**Drainage** – neighbouring properties already have problems with the drains being overwhelmed in heavy rain, including sewage backing up. The community needs an explanation of how drainage is to be improved to avoid this problem getting worse. If pumps are required, the planners are asked to ensure there is no late addition to the plans similar to what happened at Moor Platt, where an essential pump building was added at the last minute, to the intense annoyance of neighbours in Ashcroft Close.

**Road safety** – the new estate is close to the current 30mph limit. The parish council asks that the 30 mph limit be moved further East, towards Hornby, and that traffic be slowed earlier by imposing a 40mph limit from the Bull Beck car park or Holme Lane junction.

**Boundaries** – the boundary to the A683 must be a stone wall. This will fit better with the local building tradition and avoid the maintenance problems of a hedge alongside the pavement. Within the development boundaries should be walls or hedges rather than fences.

**Height** – all the houses are two storey, but please ensure that any flood alleviation measures do not mean the new houses are in fact higher than their two-storey neighbours.

**Type of houses** – there is a mix of two-bedroom, four-bedroom and large four-bedroom houses on the site. A development benefiting local families would also offer three-bedroom houses, rather than large houses more likely to attract commuters from outside the village. It is disappointing that there is no provision for the elderly.

**During the construction**, the planners must ensure that disturbance to local residents is minimised. This must include provision for construction workers' vehicles on the site, to avoid parking on the road or in the village's public car parks. Limits on times for deliveries of materials and noisy works should be imposed.

**16/01442/FUL** 29 Greenfields Caton Lancaster Lancashire LA2 9QY Demolition of existing rear conservatory and erection of a single side and rear extension – ***A more detailed application is required as the parish council have concerns over the extension being close to the neighbour's boundary.***

**16/01441/FUL** 23 Hawthorn Avenue Brookhouse Lancaster Lancashire LA2 9NS, Installation of a replacement roof to existing rear conservatory – ***No observations***

**16/01453/FUL** 6 Hawthorn Avenue Brookhouse Lancaster Lancashire LA2 9NS, Construction of a replacement dormer extension to the side elevation– ***No observations***

**16/01516/FUL** 2 Broadacre, Caton, Lancaster, Lancashire, LA2 9NF, Erection of single storey rear extension and construction of a dormer extension to the rear– ***No observations***

**16/0172/TPO** Artlebeck House, Brookhouse Road, Brookhouse, Works to all trees in G2 and G3 TPO 86(1982) – ***The clerk will enquire why the application is no longer on the website.***

16/309 Parish management and maintenance.

***Rebuilding of the wall surrounding the oak tree on Copy Lane.***

No update received.

***Play park inspections and repairs review.***

The new cradle swing seat has been delivered and Cllr Gibbons and Cllr Elvis have offered to install the new seat.

Emma Huddleston is completing the inspections and locking of the zipwire. She has reported that a new chain and padlock is required as she is currently using a neighbour's padlock.

Cllr Kynch has taken photos of the rotting posts at the playpark and will enquire about the warranty.

There is a builder's compound currently stationed on Fell View. The clerk will contact the builders if they are still present in two weeks.

***Lengthsman/contractor update.***

The clerk has not received a tender from the contractor. Cllr Thompson asked if it would be possible for a group of volunteers to complete some of the works instead of a contractor. Cllr Walmsley asked Cllr Thompson and Cllr Elvis to manage a working group that could deal with maintenance proposals.

***Oak tree at the Fishstones.***

No update

***Cycle rack installation update.***

Cllr Kynch and Cllr Walmsley obtained quotes for a Sheffield bike stand to be sited outside the Coop. One stand would be £35.99 including vat or four stands £135.96 plus vat. Cllr Walmsley provided a quote for four stands and installation at a cost of £1150 plus vat. Cllr Walmsley will enquire whether the Coop can install the racks if the parish council purchase them. They will then stay as parish council property.

The clerk will enquire whether the racks will need planning permission.

***Bus shelter repair and maintenance.***

No update

***Hedge cutting.***

Cllr Gibbons reported that there are many residential properties with overgrown hedges around the village that need cutting back. Cllr Gibbons will forward the addresses to the clerk so she can write to the residents.

Cllr Nesbitt reported that the beech hedge in the churchyard needs cutting. Cllr Elvis said that a flail cutter would be the safest and most cost effective way to cut the hedge.

Cllr Thompson will enquire whether his contact would be able to cut the hedge, but using a tractor at the location may be a problem. Cllr Gibbons will enquire who cut the hedge on Holme Lane.

***Trees on Sycamore Road.***

It has been reported by a resident, that the cherry tree roots on Sycamore Road, are damaging the pavement. The clerk will contact the resident to inform her that the trees are the responsibility of the shop owners on Sycamore Road and they need to be contacted.

***16/310 Highways and footpath matters.***

Cllr Elvis and Cllr Thompson have been observing the traffic flow through the village, since the new motorway has been built. Cllr Thompson reported that the flow is lightly lighter in the day, but peak hours are busy.

Cllr Walmsley asked the councillors to log their observations and report back to the meeting in January so the parish council can inform LCC Highways of the traffic flow.

Cllr Nesbitt informed the parish council that the church group had submitted an application to the National Lottery, to bid for funding for the resurfacing of New Street.

### **16/311 Neighbourhood plan update.**

Cllr Walmsley reported to the parish council that currently the neighbourhood plan has three main lines of work. The first is the survey for local residents, which will close on Sunday 18<sup>th</sup> December. The second is the identification of local land owners who need to be formally consulted and the third is the Issues and Options document, which should be ready by the 15<sup>th</sup> December.

### **16/312 Emergency plan update.**

Cllr Walmsley reported that training was held on the 23<sup>rd</sup> November. The training can be cascaded to the community emergency coordinators who could not attend. Cllr Walmsley asked that the electoral register for the village be purchased at an approximate cost of £20-£30 as it would be useful to have a complete list of resident's homes.

It was resolved that Cllr Walmsley purchase an electoral register.

Proposed by Cllr Kynch.

Seconded by Cllr Paine.

Cllr Paine reported that the generator has been delivered and the switch gear will be installed ready for plugging in.

### **16/313 Accounts**

#### **Payments**

Victoria Institute, administration grant (S/O)	£1000.00
Victoria Institute, public toilet cleaning (S/O)	£152.00
Victoria Institute, room hire	£78.75
Victoria Institute, room hire	£42.75
Victoria Institute, printing sundries	£32.80
Mr B Postlethwaite, to open/close public toilets (S/O)	£40.00
Ms E Huddleston zip wire lock up	£40.00
Gill Mason, clerk's wages £386.53 and expenses £52.75	£439.28
Gill Mason, swing purchase reimbursement	£93.12
Envirocare, war memorial gardens	£48.00
Envirocate, war memorial gardens	£660.00
Lancaster City Council Fell View mowing	£234.90
Signs Express - Chairman's roll of honour board header	£51.20
Signs Express – Play park sign	£143.75
Cllr Ray Elvis Christmas tree purchase reimbursement	£40.00
Pagefast – resident's surveys	£151.20

It was resolved that the above payments be made.

Proposed by Cllr Paine.

Seconded by Cllr Nesbitt.

#### **Receipts.**

None.

### **Finance working group update.**

The working group have completed a mini audit of the accounts with the clerk and have set out a proposal for the precept and budget which will be discussed and agreed at the January meeting.

The scout group application for a grant has been agreed at £500.

Proposed by Cllr Elvis.

Seconded by Cllr Gibbons.

**Revision of clerk's hours from December 2016 to end of March 2017**

It was resolved that the clerk's hours be increased to 14 per week.

Proposed by Cllr Walmsley.

Seconded by Cllr Paine.

**Cllr Beckett left the meeting at 9.09pm**

**16/314 Reports and correspondence.**

***Police - monthly bulletin***

11 reported incidents in the parish in October.

Criminal damage near the Coop and on Hall Close and a burglary on Moorside Road. Five reports of antisocial behaviour - Vicarage Avenue, near the police station on Caton Road, at the Coop, Lancaster Road and on Leslie Avenue. Violence and sexual offences on Leslie Avenue and at the Coop.

***LALC report.***

Cllr Nesbitt reported that the council tax referendum and the capping of the precept had been discussed at the meeting.

The final draft of the local plan will be approved on the 14<sup>th</sup> December and will go out to full consultation on 27<sup>th</sup> January – 24<sup>th</sup> March 2017.

There will be exhibition and drop in events particularly where major development is planned - Dolphinholme and Whinney Carr (south Lancaster)

There is nothing planned for Caton or Wray.

LALC discussed about how to formulate a response to the consultation of the final draft Local Plan and decided to get guidance and invite someone from CPRE (Council for the Protection of Rural England) & AONB rep to the next LALC meeting on 30/1/17.

***Poor's Land report.***

Cllr Nesbitt reported that there were 22 applications with a total of £860.00 distributed to the applicants. £35.00 went to 19 residents and £65.00 went to 3 residents with children.

Email from Dr Walmsley regarding the cycle racks/shelter – circulated and noted.

Cat Smith response to council tax referendum – circulated and noted.

**Cllr Kynch left the meeting at 9.17pm**

**16/315 To note the date of the next parish council meeting.**

Tuesday 10<sup>th</sup> January 2017 at 7.15pm. Detailed agenda items to be submitted by 5pm on Monday 2<sup>nd</sup> January 2017.

**Signed .....**

**Date.....**