

# QUERNMORE PARISH COUNCIL

## MINUTES OF THE MEETING HELD ON 15<sup>th</sup> MAY 2023

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Present: Councillors: G Kelsall (Chair), J Townley (Vice Chair), J Alexander, J Pye,  
D Whitaker, A Johnson, B Carter

District Councillor: Mayor J Pritchard, P Jackson.

Clerk: Gareth Catterson

Action

### **23/116 APOLOGIES FOR ABSENCE**

Councillors: J Fox

County Councillor: Matthew Maxwell-Scott

### **23/117 ELECTION OF OFFICERS**

The following were elected to hold office: -

a) Chair - Cllr G Kelsall

b) Vice-Chair - Cllr J Townley

c) Representatives to LAPTC - the Chair and Vice-Chair

d) Responsible Financial Officer - the Clerk

### **23/118 OPEN SESSION**

No members of the public were present.

### **23/119 MINUTES**

The Minutes of the previous Parish Council meeting held on 23<sup>rd</sup> January 2023 were confirmed and signed as a correct record and the Clerk was asked to upload them to the website.

Clerk

### **23/120 MATTERS ARISING & REVIEW OF ACTIONS**

There was discussion about the trees that had been removed by Lancashire County Council. It was thought that there was still at least one tree that was in a dangerous condition.

### **23/121 POLICE AND COMMUNITY**

It was noted that hare coursing and deer shooting had been seen happening and this had been reported to the police. Councillors were asked to be vigilante for any further signs of these activities taking place and to report them to the police immediately.

**23/122 AUDIT 2023**

The Clerk reported that this year's audit this was being conducted by PKF Littlejohn and the Parish Council could certify as exempt from their review. The following had been actioned: -

1. The Notice of Public Rights and Publication of Unaudited Annual Governance & Accountability Return had been posted on the website on 27 April 2023 with documents being available for inspection between the 5 June 2023 and 14 July 2023.
2. The Councillors **resolved** to approve the 'Certificate of Exemption – AGAR 2022/23 Form 2'. It was signed by the Chair and would be published on Council website before 5 June 2023.

Clerk

**23/123 RISK ASSESSMENT - See Appendix 1**

The Councillors **resolved** to approve the Risk Assessment for 2022/23.

**23/124 ANNUAL GOVERNANCE STATEMENT - See Appendix 2**

The Councillors **resolved** to approve 'Section 1 - Annual Governance Statement 2022/23' and it was duly signed by the Chair.

**23/125 ACCOUNTING STATEMENT - See Appendix 3**

Annual Accounts were presented by the Clerk. The Councillors **resolved** to approve 'Section 2 – Accounting Statements 2022/2' and they were duly signed by the Chair'.

Full details will be published on the Parish Council website as required by the Audit Regulations.

The Audit Forms had been signed by Mr Bonnett who acted as Internal Auditor.

Clerk

**23/126 GRANTS**

The Councillors **resolved** to approve the following grant applications that had been received: -

St Peter's Church towards their ongoing maintenance - £400,  
Quernmore Chapel towards their ongoing maintenance - £400,

Quernmore Recreation Club towards their ongoing maintenance - £440

In addition, it was **resolved** to approve the cost of £50.99 for a Sweet Cherry Tree to be planted in recognition of the King's Coronation

The Clerk was asked to arrange the payment of these grants.

Clerk

**23/127 FINANCIAL MATTERS**

The precept (£ 3,200) had been received and banked.

The Balance remaining was £ 5,011.77

It was **resolved** to give Authority for the payment of: -

Tax on Clerks Salary	£	200.00
Clerk's Salary (£ 1,000 less Tax paid)	£	800.00
Clerk's Office Allowance	£	275.00
Clerk's Expenses (reimbursement for payment of £47.99 to Krystal Web Hosting _ 1 year subscription)	£	47.99
LALC Subscriptions	£	105.50
Quernmore Recreation Club – Use of room for meetings	£	60.00

**23/128 PLANNING MATTERS – The following are reported:**

21/01351/FUL	<b>Land To The Northeast Of Kidds Transport Limited, Caton Road, Lancaster</b> - Installation of a 25MW battery storage facility with ancillary development including 3m high fencing, battery storage containers, substation, transformers, switchroom, control room, welfare cabin and storage room, construction of internal access road and 4m high CCTV columns.	Application Permitted
23/01271/FUL	<b>Ty Nant, Wyresdale Road, Quernmore</b> Listed building application for the installation of solar panels to south roof slope	Awaiting Decision
23/00026/PAD	<b>Oatlands Farm Grab Lane Lancaster</b> - Prior approval for the demolition of Oatlands Farmhouse and outbuildings	Prior Approval Granted
23/00241/AD	<b>Friars Moss, Friars Moss Road, Quernmore</b> - Lancaster City Council Agricultural Determination Notification	Application Withdrawn
23/00063/FUL	<b>Sofidel UK Caton Road Quernmore</b> - Demolition of part of existing warehouse building (B2) and detached outbuilding, refurbishment and recladding of remaining warehouse, installation of solar panels to the roof, erection of 2 storey rear office extension, associated access, parking, service yard, refuse storage, landscaping and drainage infrastructure	Awaiting Decision
23/00217/FUL	<b>Brookside Wyresdale Road Quernmore</b> - Construction of dormer to the rear elevation and installation of solar panels to the front elevation	Application Permitted
23/00115/PLD C	<b>Electricity Substation Lune Water Pumping Station Lancaster Road Quernmore</b> - Proposed lawful development certificate for installation of replacement substation equipment and erection of enclosure	Lawful Development Certificate Granted
23/00052/DIS	<b>Titterington Cottage Bay Horse Road Quernmore</b> - Discharge of condition 2 on approved application 22/01110/FUL	Application Permitted
23/00379/FUL	<b>Friars Moss Friars Moss Road Quernmore</b> - Erection of an agricultural storage building	Awaiting Decision
23/00370/FUL	<b>Wyresdale Lune Valley Estate Lancaster</b> - Erection of a detached outbuilding to the rear	Awaiting Decision
23/00324/FUL	<b>Land Adjacent To Grab Lane Lancaster</b> - Demolition of Oatlands Farmhouse and associated outbuildings and erection of 232 dwellings with associated open space, landscaping, car parking, access and supporting infrastructure	Awaiting decision
23/00068/DIS	<b>Moorside Farm Grimeshaw Lane Quernmore</b> - Discharge of conditions 3,4 and 5 on approved application 19/00771/FUL	Awaiting decision

There was wide ranging discussion regarding 23/00324/FUL - Land Adjacent to Grab Lane. Councillors again expressed concern re management of the additional surface water run-off that would be generated and its affect on neighbourhoods downstream such as Galgate. In addition, there appeared to be no mitigation for the risk of greater pollution to watercourses from increased foul sewage in the downstream combined system.

Councillors also expressed concern re the impact of increased traffic. The decision to connect the new relief road serving traffic from Junction 33 to Hazelrigg Lane together with the development of an estate of this size would generate significant additional traffic flow on Little Fell Lane and Hazelrigg Lane. These roads, which were already dangerous, having been the scene of numerous accidents, were not designed for the additional traffic that would be generated. It was not clear what is being proposed to mitigate this.

Finally, the Council wanted assurances that the developer would provide truly affordable housing and would not be able to renege on this after they had started building, as was sometimes the case.

The Clerk was asked to submit these concerns to the Planning Department. Clerk

#### **23/129 DISTRICT COUNCILLORS' REPORTS**

1. Mayor J Pritchard introduced the new District Councillor Peter Jackson following his election on the 4<sup>th</sup> May 2023. The Parish Council welcomed him, and he stated he would assist the Parish Council in any way he could in his new capacity.
2. The Mayor reported that as a result of changes by the Boundaries Commission there was now an additional seat on the City Council, giving 61 seats in total. Roger Dennison, Morecambe Bay Independents, would succeed her as Mayor.

#### **23/130 DOCUMENTS & CORRESPONDENCE RECEIVED**

The Clerk referred Councillors to documents and correspondence received that was detailed in Appendix 5 of the agenda. There were no comments.

#### **23/131 ITEMS INTRODUCED BY MEMBERS (if any)**

Concern was raised about the speed of, and excessive noise from, motorcycles. It was particularly bad along Postern Gate Road and Bay Horse Road. However, no solutions were forthcoming from the meeting.

#### **23/132 DATE OF NEXT MEETING**

The next meeting would be held on Monday 9<sup>th</sup> October 2023 at 7.30pm in Quernmore Recreation Club. Clerk to make necessary arrangements. Clerk

Certified as a correct record \_\_\_\_\_ G.Kelsall (Chair)