



Minutes of the Meeting of the Parish Council held on 6th December 2023 at 7.00pm at St Paul's Parish Hall, Scotforth

Present: Councillor Kevan Walton (Chairman)
Councillors Denise Parrett and Heather Ward
Derek Whiteway, Parish Clerk
Three members of the public attended the meeting (to the end of item 4
(Planning Applications))

23/068 Apologies for Absence

Apologies for absence were received from Councillor Nick Webster and Tim Dant, City Councillors Abi Mills and Tim Hamilton-Cox and County Councillor Gina Dowding.

23/069 Minutes of the previous meeting

- 1) The minutes of the Parish Council Meeting held on 4th October 2023, were approved without further amendment.

Matters arising:

- 2) **23/061(3) Signage on Arna Wood Lane.** The Clerk referred to a response received from Lancashire County Highways stating that the 'passing place' was situated on private land and that they were therefore unable to erect any signage. Councillors agreed that alternative approaches should be considered.

Action: Alternative approaches will be considered to help alleviate traffic issues at this location.

- 3) **23/061(4) Review of Non-Designated Heritage Assets.** No progress to report.

Action: The Clerk will write to the owners/occupiers of Lunecliffe Lodge regarding the property being included in the NDHA list.

- 4) **23/061(5) Oaklands and Craiglands Court Pedestrian Gates.** The gates had now been painted. Councillor Dant had reported on his findings regarding loose pintles on the Oaklands Court gate, agreeing with Councillor Webster that a professional repair was required. Following discussion, Councillors agreed that the Parish Council should pursue this repair and seek quotations for the work.

Resolved: The Parish Council will seek quotations for repairing the damaged gatepost at Oaklands Court.

- 5) **23/061(6) Public Footpaths.** The Clerk had submitted a request to Lancashire County Council that the Snuff Mill Lane restricted byway be included in its hedgerow maintenance schedule. A response is awaited.

6) 23/065(5) United Utilities Sewage Discharge Statistics. No progress to report.

Action: The Clerk will write to the Chair of Lancaster City Council's Overview and Scrutiny Committee asking for an investigation into sewage discharge into the district's rivers.

Action: United Utilities will be requested to provide statistics on sewage discharges from the Stodday WwTW.

23/070 Declarations of Interest

No further declarations or changes to existing declarations were made.

23/071 Planning Applications

1) **23/01271/FUL Erection of an agricultural building for the housing of livestock and storage.** Arna Wood Farm West, Arna Wood Lane, Aldcliffe.

The application was a resubmission of withdrawn application 23/00901/FUL on which the Parish Council had commented. The Parish Council had not objected to the application, but had expressed concerns over landscape impact and the character of the land, and sought clarification/assurance that the development was for the benefit of the relatively small agricultural holding only.

Councillors felt that the plans under this new application were substantively the same and resolved unanimously to respond in the same way as for application 23/00901/FUL.

Resolved: That a response letter be submitted, not objecting to the application, but expressing concerns over landscape impact and the character of the land, and seeking clarification/assurance that the development is for the benefit of the relatively small agricultural holding only.

2) **23/01232/FUL Demolition of existing outbuildings and external courtyard walls and erection of a two storey rear extension.** Wilson House, Ashton Road, Lancaster.

Resolved: That a response be submitted, not objecting to the application, but asking that the City Council gives due consideration to the Parish Neighbourhood Development Plan and Design Codes.

3) **23/01270/FUL Demolition of existing sun room, erection of a single storey side/rear extension and installation of solar panels to the rear roof slope.** Ingewood, Aldcliffe Road, Lancaster.

Resolved: That a response be submitted, not objecting to the application, but asking that the City Council gives due consideration to the Parish Neighbourhood Development Plan and Design Codes.

4) **23/01219/VCN** Erection of 6 dwellings with associated access and landscaping (pursuant to the variation of condition 7 on planning permission 23/00894/VCN to retain the screen fencing to 13 Aldcliffe Hall Drive on a permanent basis). Land North of Inglenook Aldcliffe Road Lancaster

and

23/01304/VCN Erection of 6 dwellings with associated access and landscaping (pursuant to the variation of condition 7 on planning permission 23/00894/VCN to retain the screen fencing to 9 Aldcliffe Hall Drive on a permanent basis). Land North of Inglenook, Aldcliffe Road, Lancaster.

The applicants for both applications were in attendance.

Councillors noted that these applications involved two of the three properties covered by a recently approved planning application (ref 23/00894/VCN) which extended the retention of the screen fencing for a further 3 years.

Councillors listened to and discussed at some length the applicants' reasoning behind their applications and their concerns regarding privacy and security. The Chairman referred to views held by other Councillors and parishioners and to several questions raised by the planning history regarding the development boundary on Aldcliffe Hall Drive.

Referring to the now approved application 23/00894/VCN, Councillors expressed their ongoing concerns regarding the relatively poor overall growth of the hedgerow to date. Both applicants assured Councillors that they would ensure that sufficient additional planting and maintenance would be undertaken to ensure the viability of the hedgerow and its effectiveness as a screen.

Following discussion, Councillors resolved to respond to the consultation, not objecting in principle to the applications, but asking that a planning condition be included to ensure that the intended hedgerow screening is fully implemented and established within an appropriate timescale. Also, that the advice of the Tree Officer or other professional horticulturist is sought on the species, mix and number of plants necessary to provide full screening.

Resolved: That a consultation response be submitted, not objecting in principle to the applications but asking that a planning condition be included to ensure that the intended hedgerow screening is fully implemented and established within an appropriate timescale. Also, that the advice of the Tree Officer or other professional horticulturist is sought on the species, mix and number of plants necessary to provide full screening.

Update on Previous Planning Applications

The Clerk's report on recent planning decisions made by Lancaster City Council was accepted.

23/072 Lune Estuary Management Considerations

Councillors briefly discussed the recent meeting of stakeholders hosted on behalf of Natural England and agreed that the Parish Council should maintain its involvement in the process. Following questions raised by the Clerk, Councillors agreed that, if Natural England wishes the Parish Council to continue with organising and hosting meetings, they should be requested to meet the relevant costs, including the Clerk's time and meeting room hire.

Natural England had suggested a further meeting towards the end of January 2023.

Resolved: If Natural England wishes the Parish Council to continue with organising and hosting meetings, they will be requested to meet the relevant costs, including the Clerk's time and meeting room hire.

23/073 Parish Council Budget 2024/25

The Clerk gave a verbal update on arrangements and timetable for the 2024/25 budget. The budget will be included on the January meeting agenda.

23/074 Public Discussion and Updates

City and County Councillors' Reports

None received.

Clerk's Report:

Nothing further to report

Members' Updates

1) Highways (Chairman)

Stodday Lane and Lunecliffe Road hedgerows. Councillor Walton reported that some landowners had still not acted to deal with chronic and severe hedgerow overgrowth. Councillors agreed that the matter should be reported again to Lancashire County Council with a request for enforcement action.

Resolved: That issues of chronic and severe hedgerow overgrowth along Stodday Lane and Lunecliffe Road should be reported again to Lancashire County Council with a request for enforcement action.

2) Amenity, including the Lengthsman (Chairman)

Nothing to report.

3) Stakeholder Liaison.

Nothing further to report.

4) Broadband.

Nothing further to report.

5) Other Matters

None raised.

Public Discussion:

No further matters were raised.

23/075 Payments

Payee & Detail	
A. Payments approved by email and paid in November 2023. For noting.	£
Lancaster City Council. Election expenses, May 2023	120.00
Derek Whiteway – Parish Clerk salary and expenses, October 2023	169.59
HMRC – PAYE deductions, October 2023	42.40
B. Payments for approval, 6th December 2023	£
Scotforth Parish Hall. Hire of Meeting Room for Lune Estuary meeting, 29/11/23	32.20
Scotforth Parish Hall. Hire of Meeting Room for Parish Council meeting, 6th December 2023 (see note 1)	25.20
E Plucknett – Painting of Oaklands and Craiglands Court pedestrian gates	120.00
Derek Whiteway – Parish Clerk salary and expenses, October 2023	269.35
HMRC – PAYE deductions, October 2023	67.40

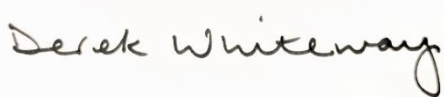
Note 1. Invoices from St Paul's Parish Hall are now received at the end of each calendar month and payments are processed separately.

Resolved: That the above accounts be approved for payment.

23/076 Date and venue for next meeting

The next meeting is scheduled for Wednesday, 3rd January 2024 at St Paul's Parish Hall, Scotforth, commencing at 7.00pm.

The meeting closed at 9:00pm



Clerk of the Council



Chair

Date: 10th January 2024