

# QUERNMORE PARISH COUNCIL

## MINUTES OF THE MEETING HELD ON 9<sup>th</sup> OCTOBER 2023

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Present: Councillors: G Kelsall (Chair), J Townley (Vice Chair), J Alexander, J Pye,  
A Johnson, B Carter, J Fox  
District Councillor: J Pritchard, P Jackson.  
Clerk: Gareth Catterson

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### 23/133 APOLOGIES FOR ABSENCE

Councillors: D Whitaker  
County Councillor: Matthew Maxwell-Scott

### 23/134 OPEN SESSION

No members of the public were present.

### 23/135 MINUTES

The Minutes of the previous Parish Council meeting held on 15<sup>th</sup> May 2023 were confirmed and signed as a correct record and the Clerk was asked to upload them to the website.

### 23/136 MATTERS ARISING & REVIEW OF ACTIONS

There were no matters arising and the Clerk reported all actions had been completed.

### 23/137 POLICE AND COMMUNITY

No reports.

### 23/138 AUDIT 2023

The Clerk reported that PKF Littlejohn had accepted the Parish Council's 'Certificate of Exemption – AGAR 2022/23 Form 2' and the confirmation email had been circulated with the agenda.

### 23/139 FINANCIAL MATTERS

The Clerk reported the current bank balance was £2236.80

Councillors retrospectively approved a payment of £214.00 to Zurich Insurance Policy (QPC's Annual Insurance Policy) for the Council's annual insurance, the premium for which had been due by the 1<sup>st</sup> October 2023

Councillors also approved a payment of £59.98 to G Catterson to reimbursement him for the cost of the Coronation plaque.

B Carter joined the meeting

### Action

Clerk

### 23/140 PLANNING MATTERS – The following were reported:

23/01271/FUL	<b>Ty Nant, Wyresdale Road, Quernmore</b> Listed building application for the installation of solar panels to south roof slope.	Application Refused
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.	Application Permitted

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.	Application Permitted
23/00370/FUL	<b>Wyresdale Lune Valley Estate Lancaster</b> - Erection of a detached outbuilding to the rear.	Application Permitted
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.	Split decision
23/0090/TPO	<b>Grounds Of Highwood Quernmore Road Quernmore Lancashire</b> - Complete works as detailed in James England Tree Survey Report dated September 2022.	Application Permitted
23/00632/FUL	<b>Udale Wyresdale Road Quernmore</b> - Demolition of existing garage and outbuildings and erection of a single storey side/rear extension incorporating garage/utility/store/hobby garden room.	Application Permitted
23/00627/FUL	<b>Lune Aqueduct Car Park Caton Road Lancaster</b> - Reconfiguration of existing car park, installation of 12 electric vehicle charging stations, construction of an area of hardstanding for associated infrastructure including substation and cabinets, construction of internal access road, new parking area and relocation of existing container, and erection of boundary fencing, gates, and lighting columns.	Awaiting decision
23/00584/LB	<b>Dam Head Farm Procter Moss Road Ellel</b> - Listed building application for the demolition of existing outbuildings to the rear, removal and relaying of stone flag floor, re-roofing of the barn, rebuilding of the shippon, erection of a double garage and high stone wall, installation of new window/door openings, rooflights, concrete yard, planting and new gate access to field.	Awaiting decision
23/00583/FUL	<b>Dam Head Farm Procter Moss Road Ellel</b> - Partially retrospective application for the conversion of existing barn and shippon to a dwelling (C3) and holiday cottage including reroofing of the barn, rebuilding of the shippon and erection of a double garage to the rear.	Awaiting decision
23/00765/FUL	<b>Blackwood End Bay Horse Road Ellel</b> - Demolition of existing slurry tank and erection of an agricultural storage building.	Application Permitted
23/00746/LB	<b>Quernmore Old School Bay Horse Road Quernmore</b> - Listed building application installation of a package treatment plan, vent to the front elevation, insertion of pod to form bathroom/ kitchenette and associated landscaping.	Awaiting decision
23/00746/FUL	<b>Quernmore Old School Bay Horse Road Quernmore</b> - Change of use of former school (f1) to a holiday let (sui), installation of a package treatment plant, vent to the side elevation and associated landscaping.	Awaiting decision
23/00748/FUL	<b>Stanley Farm Quernmore Road Quernmore</b> - Change of use and conversion of agricultural building to 2 residential dwellings, including vehicular access works, parking provision, landscaping and boundary treatment, refuse storage, and package treatment plant.	Awaiting decision

23/00721/NMA	<b>Brookside Wyresdale Road Quernmore</b> - Non-material amendment to planning permission 23/00217/FUL to re-tile existing roof using Marley modern interlocking roof tile.	Application Withdrawn
23/00904/FUL	<b>Quernmore House Littledale Road Quernmore</b> - Change of use of two dwellings (C3) and office (use class E) into one dwelling (C3) including demolition of conservatory and porch, erection of a two storey side extension, construction of a raised roof, installation of rooflights to the front and rear, conversion of detached building to create two storey ancillary accommodation, erection of detached garage, alterations to land levels, installation of sewage treatment plant, ground source heating system, creation of associated access and parking area.	Awaiting decision
23/00531/FUL	<b>Holiday Inn Caton Road Lancaster</b> - Installation of 5 electric vehicle chargers and 2 streetlights, erection of a substation and associated works.	Application Permitted
22/00341/FUL	<b>Crook O Lune Holiday Park Lancaster Road Quernmore</b> - Change of use of land.	Application Refused
23/01101/FUL	<b>The New Bungalow Quernmore Road Quernmore</b> - Installation of an air source heat pump to the rear.	Awaiting decision

The Clerk reported that Prof. Dawson had requested the support of the Parish Council in respect of an appeal against the refusal of planning by Lancaster City Council for the installation of solar panels on his property (ref 23/01271/FUL above). It was noted that

It was noted that:

1. The Parish Council had not objected to the application. That the Planning Department had taken 9 months to come to a decision.
2. The roof on which the panels are to be situated is not the original roof configuration shown in the photograph you have dating back to the late 19<sup>th</sup> century, nor is it in the original material (stone flags). Therefore, the listed building is not being altered from its original state as this was done before it was ever developed as a domicile.
3. There are no other reasonable positions for siting the panels that would not either:
  - a. unreasonably compromise your ground source heating efficiency or,
  - b. result in high transmission losses.

4. That the Planning Department had taken 9 months to come to a decision.

Furthermore, it was agreed that the Council supports parishioners who are making every effort to reduce their carbon footprint. The Council therefore resolved to write to Prof. Dawson to support his appeal and to send copies to the Head, and Chair, of Planning and Placemaking. The Clerk was asked to draft a letter for the Chair's approval.

Clerk

## 23/141 DISTRICT COUNCILLORS' REPORTS

Councillor J Pritchard reported:

1. Lancaster City Council had achieved the Investors in People Silver Award.
2. Free parking at Christmas would be on Sundays from 26/11/23 to 24/12/23 and Thursdays from 30/11/23 to 21/12/23 between 5.00pm and 8.00am the following morning.
3. There would be no fireworks this year. The reasons were:
  - a. they cost the City Council £35k for a 17-minute display last year,
  - b. the Duchy of Lancaster have said they don't want them on the castle anymore, and the Priory have said they shake the tower.

4. The City Council were conducting a review of Polling Station locations – the Clerk had forwarded an email showing the proposed changes and reported that the only changes proposed for the parish were to move the one situated at the Quernmore Methodist Church, which was for sale, to Quernmore Recreation Club.
5. The City Council were producing an e-newsletter to which residents could sign up to get the latest information on what the Council was doing and what was going on in the district (lancaster.co.uk/newsletter)

Councillor P Jackson reported:

1. Lune and Derby housing blocks on the Mainway estate have been sold by the Council. They were sold because they were now at high risk of flooding. Council tenants have been rehoused.
2. Plans are underway to develop the Nelson Street car park and the area known as Cooper's Fields, which is the car park accessed from Edward Street and the lower car park next to the Grand theatre. The car park on Edward Street, next to the Homeless Centre, will also be developed but at a later time. No planning permission has yet been applied for in respect of any of this development, so the car parks are expected to be operational for many months.

Councillors expressed concerned about reducing the volume of car parking available in Lancaster and whether this might also lead to higher pricing. They reminded City Councillors that rural communities who had no access to Lancaster by public transport had no option but to use the car parks. Councillor Jackson assured the members he would keep them informed of any further developments with respect to car parking in the City.

#### **23/142 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.

#### **23/143 ITEMS INTRODUCED BY MEMBERS (if any)**

Concern was raised about parking at Highwood on Bay Horse Road and that there was insufficient on-site parking for their needs resulting in parking on the road which was hazardous. It was questioned whether there could be some restriction placed on the number of cars allowed or whether the local community police person could visit to assess the situation and talk to staff at Highwood about the dangerous situation caused by parking on the road. The Clerk was asked to contact the appropriate Police Community Support Officer regarding this matter and write to Highwood to express the Parish Council's concerns.

The issue of the unsafe/dead trees on Quernmore Brow was raised. It was noted that while Lancashire County Council had taken some of the trees down, there were still trees standing that were in a dangerous condition, confirmed by the contractor who had removed some of the unsafe/dead trees but had been told to remove only specific ones. The Clerk was asked to raise this with County Councillor Maxwell-Scott.

Clerk

Clerk

#### **23/144 DATE OF NEXT MEETING**

The next meeting would be held on Monday 4<sup>th</sup> December 2023 at 7.30pm in Quernmore Recreation Club. Clerk to make necessary arrangements.

Clerk

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