

QUERNMORE PARISH COUNCIL

MINUTES OF THE MEETING HELD ON 20th JANUARY 2025

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

Action

25/001

APOLOGIES FOR ABSENCE

Councillors: G Kelsall (Chair),
County Councillor: Matthew Maxwell-Scott

25/002

OPEN SESSION

No members of the public were present.

25/003

MINUTES

The Minutes of the previous Parish Council meeting held on 7th October 2024 were confirmed and signed as a correct record and the Clerk was asked to upload them to the website.

Clerk

25/004

MATTERS ARISING & REVIEW OF ACTIONS

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

25/005

POLICE AND COMMUNITY

No reports.

25/006

FINANCIAL MATTERS

The Clerk reported the current bank balance was £ 2576.03

Councillors resolved to approve the signing of a Direct Debit with GoCardless for the payment of the monthly fee of £30.80 + VAT. This was for the management and maintenance of the Parish Council website by Easy Web Sites (ref Minute 24/042)

The Clerk left the meeting.

25/007

CLERK'S SALARY

Councillors resolved to approve to apply the Local Government Services Pay Agreement and increase the Clerk's salary by £66/annum to £1476/annum

The Clerk rejoined the meeting.

25/008

BUDGET AND PRECEPT

The Clerk highlighted the major decisions to be made as follows:

1. Clerk's salary and office allowance (decided in 25/007 above))
2. Whether to increase Grants by the rate of inflation
3. Whether to allow for rate of inflation to costs where no figure is available yet.
4. Whether to add a sum for Contingencies (he suggested that with the expected carry forward of around £2000 from the current year, no contingency sum was necessary)

There was a lengthy discussion about the grants and the Clerk confirmed that he had received letters from the usual organisations requesting grants for the current financial year and expected to receive requests from the same organisations (Quernmore Parish Church, Quernmore Chapel and Quernmore Recreation Club) for the following year. Concern was raised that there may be other organisations in the Parish who were unaware that grants were available. The Clerk was asked to make the availability of grants known via the website and by word of mouth to the community (e.g. via the WI).

Clerk

Councillors resolved to approve:

1. a maximum sum of £2000 to be budgeted for grants to the community.
2. Not to allow for inflation to costs where no figure was currently available.
3. Not to add a sum for contingencies owing to the large forecast surplus at the end of the current year.

This would result in a precept of £4000 resulting in a Parish Tax Rate of £16.22p, an increase of 3.55% on the previous year and in line with the annual rate of inflation.

25/009

PLANNING MATTERS – The following were reported (as at 08.01.25)

24/00324/FUL	Land Adjacent To Grab Lane Lancaster - Demolition of Oatlands Farmhouse and associated outbuildings and erection of 232 dwellings with associated open space, landscaping, car parking, access and supporting infrastructure	No longer on the register
24/00120/DIS	Proposed Solar Farm Grimeshaw Lane Quernmore - Discharge of condition 4,5,6,7,8,9,10,11,12,13,14,15,16,19,20 on approved application 22/00017/FUL	Awaiting decision
24/00085/FUL	Land Alongside The Highway From Lancaster Sub Station To Proposed Solar Farm On Grimeshaw Lane, Quernmore - Installation of an underground electricity cable	Awaiting withdrawn
24/00708/LB	Clougha Cottage Quernmore Brow Quernmore - Listed building application for replacement of uPVC door and window with timber door and window	Awaiting decision
23/00583/FUL	Dam Head Farm Procter Moss Road Ellel - Partially retrospective application for the conversion of existing barn and shippin to a dwelling (C3) and holiday cottage including reroofing of the barn, rebuilding of the shippin and erection of a double garage to the rear (pursuant to the removal of conditions 10 and 11 on planning permission 23/00583/FUL to allow for permanent occupation of the holiday cottage)	Application permitted
24/01223/ELDC	Redfields Wyresdale Road Quernmore - Existing lawful development certificate for the use of a building as a dwelling house	Lawful Development Certificate Granted
24/01394/FUL	Kilindi Denny Beck Lane Quernmore - Raising of roof ridge heights, removal of conservatory, installation of solar panels and roof light, rear dormer extension, alterations to windows/doors/external walls, conversion and alterations to existing garage to create new entrance/living accommodation	Awaiting decision

There was lengthy discussion with respect to the very recent notification by Planning to withdraw the Enforcement Notice regarding the caravan at Redfields being used as a domestic residence. The Clerk informed Councillors that he had emailed Planning asking for the reasons for the withdrawal but had never received a reply. There was considerable discussion about Councillors' perceived weakness of the enforcement team of the City Council Planners. The Clerk was asked to invite a member of the enforcement team to the next meeting to explain the Council's approach to enforcement, and how the Parish could be left with what they considered to be a rogue development in an AONB.

Clerk

Concern was also expressed about developments on Long Lane with the establishment of Hampsey Ltd on the site of the previous mushroom farm. Councillors were not aware that there had ever been a change of use from agricultural to commercial (the fabrication of pre-cast concrete units). Furthermore, they had seen no recent applications for the extensive works being carried out to the south of the site where the old water tank had been demolished, and the ground was being levelled for what was assumed to be expansion of the operation. The Clerk was asked to raise this with the Planners.

Clerk

25/010 DISTRICT COUNCILLORS' REPORTS

Councillor P Jackson and J Pritchard reported:

1. The government had scheduled the new Royal Lancaster Infirmary to be built in the 3rd wave of new hospitals i.e. 2035-39. Consultation would be live in the near future. Currently, the likely option was for it be sited next to the University. Parish Councillors expressed concern about the exacerbation of traffic problems if there was no further development of the road system to accommodate the additional traffic flow. A better site was thought to be by the 'Park and Ride' at Junction 34 of the M6.
2. The City Council were close to finalising the budget for next year and would not be using reserves.
3. Local Government reorganisation was proceeding with the planned move to unitary authorities. Lancashire County Council would be dissolved and replaced with 3 unitary authorities. For Lancaster, this would result in Blackpool, Fylde and Lancaster joining to form one of the new unitary authorities. When this happens, more emphasis will be placed on Town and Parish Councils to provide information on local needs.
4. A new White Paper was due to be published requiring all new housing to be fitted with solar panels and air source heat pumps. Lancaster City Council were already planning to make this a requirement of all new developments.

25/011 REVIEW OF THE NEW WEBSITE

Councillors had no comments on, or requirements for corrections to the new website.

25/012 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.

25/013 ITEMS INTRODUCED BY MEMBERS (if any)

The gully on at the Postern Gae Road Junction with Quernmore Road needs clearing out to stop the constant flow of water across the junction which is particularly dangerous in the winter. Clerk to notify the County Council.

Clerk

Some traffic is crossing the Quernmore crossroads without stopping owing to the absence of white lines and “Stop” painted on the road. They were never repainted after roadworks at the crossroads. Clerk to notify the County Council.

Clerk

25/014 DATE OF NEXT MEETING

The dates for the remaining meetings in 2025 were agreed as follows:

12th May 2025

6th October 2025

1st December 2025

Meetings would be held at 7.30pm in Quernmore Recreation Club. Clerk to make necessary arrangements.

Clerk

Certified as a correct record _____ G Kelsall (Chair)