

QUERNMORE PARISH COUNCIL

MINUTES OF THE MEETING HELD ON 12th MAY 2025

Present: **Councillors:** G Kelsall (Chair), J Townley (Vice Chair), J Pye, J Fox, A Johnson, B Carter
Clerk: Gareth Catterson
M Potts (Service Manager for Development Management) attended the request of the Parish Council

Action

24/016 APOLOGIES FOR ABSENCE

Councillors: J Alexander, A Johnson,
District Councillors: J Pritchard.
N.B. No contact details had been available for County Councillor Shaun Crimmins so he could not be invited to attend.

25/017 ELECTION OF OFFICERS

The following were elected to hold office: -
a) Chair - Cllr G Kelsall
b) Vice-Chair - Cllr J Townley
c) Representatives to LAPTIC - the Chair and Vice-Chair
d) Responsible Financial Officer - the Clerk

25/018 OPEN SESSION

A Burt, K Waterhouse and J Davies were present.

The accidents at crossroads where Wyresdale Road crosses Bay Horse Rd and Littlefell Lane were discussed. It was made clear that although both sets of crossroads had been included in the ePetition to Lancashire County Council, only the Wyresdale Road/Littlefell Lane crossroads fell with Quernmore Parish Council boundary. Whilst the County Council had recently repainted the road markings at both crossroads it was considered this was insufficient to stop the frequency of accidents. It was suggested that the Parish Council request the installation of monitoring strips at both locations so that the number and speed of vehicles could be recorded. If average speeds exceeded a threshold the Highways Department would have to consider measures to address this. A parishioners personal survey showed that 83% of cars in the village exceeded 30mph and 40% exceeded 40mph. In trying to ascertain accident data it was found that figures were not yet available for 2024 and that only serious fatal or life-threatening accidents are recorded.

25/019 MINUTES

The Minutes of the previous Parish Council meeting held on 20th January 2025 were confirmed and signed as a correct record and the Clerk was asked to upload them to the website.

Clerk

25/020 MATTERS ARISING & REVIEW OF ACTIONS

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

25/021 DISCUSSION WITH MARK POTTS (Service Manager for Development Management)

Councillors raised their concerns that despite the numerous times over the past years they had expressed worries regarding the development at Redfields, the current situation was that the development had progressed as far as it had owing to the Department's lack of willingness to heed the Parish Council's warnings and the inadequate level of scrutiny. Mr Potts explained that the Department had allowed a caravan to be sited so that the owner, Mr Garner, could use it for accommodation

whilst overseeing the construction of 'agricultural buildings', as he was entitled to do. However, Mr Gardner had erected a building, not a caravan. Staff had tried to check the 'caravan' but had not been allowed access. When the Mr Gardner applied for lawful use as a residential property, he submitted proof that the caravan was actually a building and as it had been unchallenged for the then 4-year period (it is now 10 years), the Department were unable to challenge this. Councillors asked why staff had allowed Mr Gardner to deny access to check the caravan/building he stated that he could only apologise on behalf of the Council that this had been the case and that the lessons learnt were that the Department should have acted more quickly.

The development of Hampseys on Long Lane was discussed. Mr Potts updated the Councillors stating that a Planning Contravention Notice had been issued but Hampseys had not replied within the allowed period (a criminal offence) and had been given an extension of time to reply. However, as there had been no reply to date and they would not engage with the Department, an Enforcement Notice had been issued for the removal of the new concrete hardstanding and its reinstatement to the original pasture. They will have until the second week in June to appeal the Notice. Asked why the Department had not issued a 'Stop Notice' to halt development, he said that if for any reason an appeal was successful, there were financial consequences for the City Council. Mr Potts requested sight of any photographs anyone may have of the site at any time since the site was first used by Hampseys. The Clerk was asked to put the request on the Quernmore Facebook page.

Councillors informed Mr Potts that parishioners generally felt that they were being treated less accommodatingly to those who ignored the planning process or used duplicitous methods to circumvent it and had the resources to do so. This was leading to their mistrust in the planning process and a very low opinion of the Department.

Councillors thanked Mr Potts for his time.

25/022 POLICE AND COMMUNITY

No reports received.

25/023 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 1 May 2025 with documents being available for inspection between the Tuesday 3 June 2025 and Monday 14 July 2024.
2. The Councillors **resolved** to approve the 'Certificate of Exemption – AGAR 2024/25 Form 2'. It was signed by the Chair and would be published on Council website before 3 June 2024.

Clerk

25/024 RISK ASSESSMENT - See Appendix 1

The Councillors **resolved** to approve the Risk Assessment for 2024/25.

25/025 ANNUAL GOVERNANCE STATEMENT - See Appendix 2

The Councillors **resolved** to approve 'Section 1 - Annual Governance Statement 2024/25' and it was duly signed by the Chair.

25/026 ACCOUNTING STATEMENT - See Appendix 3

Annual Accounts were presented by the Clerk. The Councillors **resolved** to approve 'Section 2 – Accounting Statements 2024/25 and they were duly signed by the Chair'.

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

Clerk

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

25/027 GRANTS

The Clerk reported that as at 3 May 2025, applications from the following organisations had been received:

1. St Peter's Church requested £1000 towards repairs to the collapsed wall bordering the road.
2. Quernmore Recreation Club requested £500 towards replacement of gates onto the bowling green and at the front entrance.
3. Quernmore Chapel requested £400 towards their ongoing maintenance of the Chapel and School Room.

The Chair informed the meeting that he had had a request from Councillor Alexander to consider not giving any grants this year to allow funding for the purchase of a Speed Indicator Display for the village however Councillors decided to postpone this until next year when it could be factored into the 2026 budget.

The Councillors **resolved** to approve the following grant applications: -

St Peter's Church £400, Quernmore Chapel £400, Quernmore Recreation Club £400. The Clerk was asked to arrange the payment of these grants.

Clerk

25/028 FINANCIAL MATTERS

The precept (£ 4000) had been received and banked.

The current bank balance was £ 6465.15

It was **resolved** to authorise the payment of: -

Tax on the Clerk's Salary 2023/4	£282.00	Clerk
Tax on Clerk's Salary 2024/5	£295.20	
Clerk's Salary (£ 1,476 less Tax paid)	£1180.80	
Clerk's Office Allowance	£415.25	
Reimbursement of cost of Defib pads & battery for Quernmore Primary School paid by the Clerk	£89.00	
LALC Subscriptions	£110.55	
Quernmore Recreation Club – Use of room for meetings	£ 60.00	
Payment of all Grants approved in Item 25/028	£1200.00	

25/029 PLANNING MATTERS – The following are reported:

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
24/01420/PLDC	Land Alongside The Highway From Lancaster Sub Station To Proposed Solar Farm On Grimeshaw Lane, Quernmore - Proposed lawful development certificate for the installation of an underground electricity cable	Lawful Development Certificate Granted
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
24/00242/DIS	GVS Filter Technology UK Limited Caton Road Quernmore - Discharge of condition 11 on approved application 24/00294/VCN	Application Permitted
24/01068/FUL	Crook O Lune Holiday Park Lancaster Road Quernmore - Retrospective application for the siting of 7 holiday chalets and construction of associated access road/hardstanding and alterations to land levels, extension of existing bases to plots 5 & 41 and construction of a retaining wall.	Awaiting decision

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.	Application Permitted
24/01423/FUL	Redfields Wyresdale Road Quernmore - Demolition of existing dwelling and erection of replacement dwelling with associated parking and landscaping.	Awaiting decision
25/00059/EIR	Blackwood End Bay Horse Road Ellel - Agricultural determination for the extension to an existing silage clamp building.	Prior Approval Not Required
25/00007/EIR	Redfields Wyresdale Road Quernmore - Screening request for the demolition of existing dwelling and erection of replacement dwelling with associated landscaping	Appeal Ongoing
24/01301/FUL	Ty Nant Wyresdale Road Quernmore - Installation of ground mounted solar panels	Awaiting decision

Councillors expressed their dismay that the Planning Department had taken no notice of their support for the original application for roof mounted at Ty Nant which had led the applicant to resort to applying for ground mounted panels. They thought that the mounting of panels on the roof of a listed building, done in a sensitive way, was preferable to using agricultural land. However, this application was nothing compared to the hectares of land taken up by the University's solar farm which were an eyesore for many living in the village. This reinforced the Parish Council and parishioners view that there was one rule for those with money and/or cunning and another for them.

25/030 DISTRICT COUNCILLORS' REPORTS

No District Councillors were present.

25/031 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.

25/032 ITEMS INTRODUCED BY MEMBERS (if any)

Concern was raised about the following:

1. The trees opposite Mardale that were overgrowing the verge and forcing traffic to cross the white line.
2. The diseased trees at Quernmore Brow, that the County Council had originally given the adjacent landowner two weeks to fell owing to the danger they posed, were still standing nearly two years later. It had been shown that they were the County Council's responsibility and despite repeated promises to fell them this had not yet been done.

Clerk

25/033 DATE OF NEXT MEETING

The next meeting would be held on Monday 6th October 2025 at 7.30pm in Quernmore Recreation Club. Clerk to make necessary arrangements.

Clerk

Certified as a correct record _____ G.Kelsall (Chair)