

TOWN COUNCIL OF GRANGE-OVER-SANDS

Chairman/Mayor:

Cllr. Roger Handley

Vice-Chairman/Deputy Mayor:

Cllr. Ann Walmsley

Town Clerk:

Mrs. C. Benbow



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V.A.T. Reg.No: 164 8707 80

Minutes of the Meeting of the Town Council held in the Victoria Hall, on Monday 8 July 2024 commencing at 7.00 pm.

Present:

Cllr. R. Handley – **Chair**

Cllr. A. Walmsley, Cllr. T. Thomas, Cllr. E. Walmsley, Cllr. A. Speight, Cllr. J. Walmsley.

Mrs. C. Benbow – Town Clerk

In attendance:

Westmorland and Furness Unitary Councillor J. Boak and eight members of the public.

Minute

Agenda No:

Ref:

C24/48 Apologies for Absence

1

Apologies were received from Cllrs. Logan and Mason who were absent due to other commitments.

RESOLVED

That apologies from Cllrs. Logan and Mason due to other commitments were approved.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C24/49 Public Participation: Public Have Your Say

2

Resident 1 Made representation to members regarding:

1. **Condition of the Library and green space** – raising the poor state of the library building and green space around it, that the porch has been boarded up for over two years, that signs are mould-covered and unreadable, and the emergency exit door does not function. The Town Council was asked to request that Westmorland and Furness do something about this.
2. **Lido Gallery** – requesting an update on what is happening to the panels which were removed from the Lido during the current refurbishment. Asking the Town Council to contact WFC as no response has been forthcoming.

Council Response Cllr. Thomas responded that the Lido Gallery was being stored by WFC in their storage container at Berners and that she too is seeking information.

Cllr. Boak said she would respond in her report, Item 3 on the agenda.

Resident 2 Made representation to members regarding Item 7, Planning Application 2024/0921/FPA, speaking as a neighbour requesting the Council's support in objecting to the application.

C24/50 Reports

3

Westmorland and Furness Council Report

Councillor Andy Hull sent apologies and Cllr. Jenny Boak reported:

1. **Lido Gallery**

In response to resident Have Your Say, Item 2, Cllr. Boak had contact with the relevant WFC officer about this in May and will follow the matter up.

2. **Library**

In response to resident Have Your Say, Item 2, Cllr. Boak will find out where the library is on the refurbishment and maintenance schedule.

3. **Buses – Kirkby Lonsdale Coaches**

Item 13 (b) – this matter was discussed at the WFC Locality Board.

TOWN COUNCIL OF GRANGE-OVER-SANDS

4. Drains

Blocked drains on Fell Road have been reported.

5. Ornamental Gardens

Cllr. Boak has requested that the ivy in the Ornamental Gardens wall tops is removed so planting can take place. This is being discussed by the WFC Grounds Maintenance team and Cllr. Boak is expecting an update from them.

6. Local Plan Consultation

This is underway and will be online as well as in-person. Cllr. Thomas asked how it was being advertised, as it is not in 'Grange Now.' Cllr. Boak responded that WFC Councillors are advertising the consultation via posters and social media.

7. Councillors Access Walkabout

This took place on 8 July, looking at dropped kerbs and access problems, with Cllrs. Hull and Thomas and WFC officers.

Mayor's Report

Mayor Cllr. Roger Handley reported that he attended the online meeting on 19 June which Westmorland and Furness held for Town and Parish Councils. There is work to be done to build effective working relationships between the Unitary Council and the Town and Parish Councils and he welcomed the scheduled in-person meeting with Cllr. Helen Chaffey, the Chair of the South Lakes Locality Board.

C24/51 Minutes of the Previous Meeting

4

RESOLVED That the Minutes of the Meeting of the Town Council held on Monday 10 June 2024 were accepted as a true record.

C24/52 Declarations of Interests and Dispensations

5

NOTED There were no requests received for dispensations or declarations of interest.

C24/53 Public Bodies (Admission to Meetings) Act 1960 – Excluded Item

6

RESOLVED That no items should be considered without the presence of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 2.

Clerk's note – members reconsidered this decision at C24/66.

TOWN COUNCIL OF GRANGE-OVER-SANDS

1. Members considered the following full or outline planning permission/reserved matters/discharge of conditions/listed building/change of use/advertising consent or appeal:

a. 2024/0928/FPA

Full Application

1 High Gable 8 Grange Fell Road GRANGE-OVER-SANDS LA11 6BJ

Conversion of existing car port into playroom, construction of new rear single storey extension to create additional bedroom and shower room with extension of existing glazed balcony over, construction of new rear retaining wall and external staircase, formation of new French door opening to front elevation in place of existing window opening, external works to create additional car parking space to offset loss of existing car port, provision of 2 new surface mounted gas meter boxes to front elevation (Resubmission of SL/2022/0940)

RESOLVED

NO OBJECTION

Grange Town Council makes the following comment:

The Town Council supports neighbours in their concerns about access for plant and materials. An Access Statement is required to ensure that the neighbours are not impinged on.

b. 2024/0996/FPA

Full Application

6 Kentsford Road GRANGE-OVER-SANDS LA11 7AP

Removal of existing conservatory and replacement with new garden room, enlargement of existing window, thermal upgrade of walls, and replacement windows.

RESOLVED

NO OBJECTION

c. 2024/0995/FPA

Full Application

18 - 26 Berners Close GRANGE-OVER-SANDS LA11 7DQ

Replacement of existing timber windows with cream PVC to match existing.

RESOLVED

NO OBJECTION

TOWN COUNCIL OF GRANGE-OVER-SANDS

d. 2024/0921/FPA

Full Application

Land adjacent to the Shieling Eden Park Road GRANGE-OVER-SANDS LA11 6BW

Two storeys dwelling with integral garage (alternative scheme to extant planning permission 5/89/1891)

The meeting was adjourned to receive clarification from members of the public and Cllr. Boak.

RESOLVED

OBJECTION

Grange Town Council OBJECTS to the application on the following grounds:

1. Out of Keeping

The proposed development would appear inappropriate as it would be entirely out of keeping with the neighbouring properties.

2. Grange-over-Sands Neighbourhood Plan

The proposed development would not conform with the guidelines explicit in the Neighbourhood Plan Design Guide.

3. Inaccurate Application

The application is inaccurate in stating that there are no trees on the development site. This is inaccurate as the site includes a mature orchard with around 24 trees.

4. Incomplete Application

The application is incomplete as there is no Arboriculture report.

5. Grange-over-Sands Conservation Area

The site contains an orchard with around 24 mature trees. As it is within the Grange Conservation Area, these trees are legally protected.

6. Biodiversity

The proposed plans would involve the destruction of the whole orchard and the loss of all 24 trees. This would represent a significant loss of biodiversity.

7. Highways

Access to properties is already limited; the road is unsurfaced and poor.

Emergency vehicles find access difficult. This proposed building would exacerbate the existing access problems.

8. Drainage

The plans are incomplete as there is no indication of how the proposed development would be drained or where a soakaway would be located.

The plans do not show sufficient space for a soakaway.

TOWN COUNCIL OF GRANGE-OVER-SANDS

9. Boundaries

The proposed development would appear to involve the destruction of a party wall. There is no indication of the effect of building works on the neighbouring property, or information about how this would be managed in line with the Party Wall Act.

10. Restrictive Covenant

The Town Council has been made aware that there is a covenant on the land which forbids building and wishes to draw this to the Planning Authority's attention.

2. Decisions - Members noted that the following decisions had been made since the last Full Council meeting:

- a. 2024/0659/FPA HOLLINGARTH HIGHFIELD ROAD LA11 7JA Full Application Refused
- b. 2024/0824/FPA 14 GRAYTHWAITE COURT FERNHILL ROAD LA11 7BN Full Application Approved with Conditions.
- c. 2023/1107/FPA ALDERLEY THE HEADS LA11 7EE Full Application Not Progressed
- d. 2024/0094/FPA HIGHFIELD COTTAGE 25 HIGHFIELD ROAD LA11 7JB Full Application Approved with Conditions.

3. Planning Committee Alerts:

Members noted the following Planning Committee alert:

Highfield Cottage, 25 Highfield Road, GRANGE-OVER-SANDS, LA11 7JB – 2024/0094/FPA

The above application was reported to the [South Lakeland Local Area Planning Committee](#) on **Thursday 27th June 2024**.

The meeting began at **10.00 am** in **County Council Chamber - County Hall, Busher Walk, Kendal, LA9 4RQ**.

C24/55 Finance - Monthly Payments

8

a. Verification of Expenditure

NOTED

That prior to the meeting two Councillors verified invoices received and payments made since the last full council meeting prior to the council meeting and could verify their authenticity.

TOWN COUNCIL OF GRANGE-OVER-SANDS

b. Verification of Accounts Reconciliation

NOTED That prior to the meeting two Councillors verified that the monthly bank reconciliation had taken place.

c. Approval of Payments

RESOLVED That the payments of the accounts and wages for this finance period as recorded in the payments list were approved as below.

d. Identification of Councillors to approve next finance period payments

RESOLVED That Cllrs. Thomas and Speight would verify the invoices and payments for the next payment period.

e. Identification of Councillors to complete online authorisation of payments

RESOLVED That Cllrs. Handley and A. Walmsley would complete online authorisation of payments for the next payment period.

T O W N C O U N C I L O F G R A N G E - O V E R - S A N D S

GRANGE-OVER-SANDS TOWN COUNCIL

Payments for Approval

Accounts for Payment

July 2024

£

Bank Account No. 1 - Direct Debit

Bank Account No. 1 - Cheque

Total Bank Account No. 1

£

-

Bank Account No. 2 - Direct Debits

66	Lloyds Bank Plc - Card June 2024 - Monthly fee	3.00
66a	Blinds2go - Blinds for Rooms 3 & 4	252.65
66b	Amazon - Blaupunkt LED E14 light bulb	18.23
66c	Shenzhenshi - 3 x 26W LED light bulbs	16.98
66d	Amazon - Cable ties, Hook & Loop dots	31.40
66e	Flagmakers - 2 x Union flags	303.14
66f	iHasco - Fire Warden training - Front of House Staff x 1	<u>252.00</u>
67	WFC - 4/10 Non Dom Rates V Hall	877.40
68	WFC - 4/10 Non Dom Rates Rooms 1 & 3 / Council office	663.00
69	WFC - 4/10 Non Dom Rates Room 4	167.00
70	Npower - Elec V Hall 01/05-31/05/24	94.00
71	Npower - Elec Church Hill PC 01/05-31/05/24	359.27
72	Npower - Elec Prom PC 01/05-31/05/24	76.14
73	Npower - Elec Xmas Tree lights 01/05-31/05/24 (recoverable)	42.93
74	Corona Energy - Gas V Hall 01/05-01/06/24	17.97
75	Corona Energy - Gas V Hall 01/05-01/06/24	239.10
	Sage - Support 01/07-31/07/24	100.80

Bank Account No. 2 - Direct Bank Payments

76	CALC/NALC subscription fee 2024/25 (Approved C24/14ii)	658.08
77	WFC - Rental Grange Fell allotments 01/07/24-30/06/25	477.00
78	WB Elec. - V Hall emergency lighting test, replace 3 & fit 2 new units	350.00
79	WB Elec. - V Hall 2 x new backstage sockets	335.00
80	WB Elec. - Fit and test bandstand speakers and PA system	<u>60.00</u>
81	Abi & Tom's - Planting up 4 x hanging baskets	745.00
82	Grange Now - Advertisement for new councillors	150.00
83	Treble3 - Website updates	122.36
84	KTD - Set up of email addresses	18.00
85	KTD - Domain cover 01/08/24-31/07/25	189.60
86	KTD - Configure & manage email security 28/06/24-27/06/25	214.80
87	KTD - Photocopying 29/04/24-01/07/24	362.40
88	KTD - Photocopying 29/04/24-01/07/24	<u>121.48</u>
89	Healthmatic - Orn Gdns new Nayax device	888.28
90	Healthmatic - PC cleaning 01/07-31/07/24	690.00
91	Turnstone HR - HR support July '24	<u>1,645.49</u>
92	Turnstone HR - HR support July '24	50.00
93	Lengthsman - To 30/06/24	634.92
94	Flockburgh Silver Band - Bandstand concert 02/06/24	100.00
95	Kirkby Lonsdale Brass Band - Bandstand concert 09/06/24	100.00
96	Ulverston Town Band - Bandstand concert 16/06/24	100.00
97	South Cumbria Brass - Bandstand concert 23/06/24	100.00
98	Dalton Town Band - Bandstand concert 30/06/24	100.00

Total Bank Account No. 2

9,216.74

Total Accounts

9,216.74

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Salaries, PAYE & N.I. (Bank Account No. 2)

Total Salaries	7,580.14
HMRC PAYE & NI - Tax Month 3	2,107.07
LG Pension Scheme Month 3 - Employer payment	2,344.50
	12,031.71
Total Bank Account No. 2	21,248.45
Total all payments for approval	21,248.45

Accounts paid in previous month

Bank Account No. 1

Direct Debits

Cheques

Bank Account No. 2

Direct Debits

63 Waterplus - Orn Gdns PC 07/05-06/06/24	66.60
64 Waterplus - Church Hill PC 07/05-06/06/24	59.57

Direct Bank Payments

65 KTD - Sharepoint training and set-up	1,132.80
65a KTD - Part credit on above	<u>-£ 418.80</u> 714.00

Total Accounts paid in previous month	840.17
	22,088.62

Grand Total

Bank Balances

Bank Account No. 1 As at 30/06/24	203,552.14
Bank Account No. 2 As at 30/06/24	286,230.46

Transfer to Petty Cash account to replenish float

Signed (Chairman)

Dated.....

TOWN COUNCIL OF GRANGE-OVER-SANDS

C24/56 Finance and Governance

9

Casual Vacancy

Members noted that the casual vacancy has been advertised in 'Grange Now,' on Facebook, on the Victoria Hall noticeboards, and on the website.

Meetings with candidates are booked for the evening of Wednesday 7 August ahead of voting at the August Town Council meeting.

C24/57 Consultations

10

There were no consultations.

C24/58 Updates from Members

11

Members received the following updates from Councillors on works in progress and meetings and events attended, including:

a. **Cllr. Thomas – Civic Society Meeting**

The meeting took place on 17 June. The final blue plaques are being completed and will soon be returned to sites. There was a guided walk of historic buildings of Kents Bank on 11 June.

b. **Cllr. Thomas – Furness Line Community Rail Partnership Meeting**

The meeting took place on 27 June. New timetables are in place, paper copies are available. There is the possibility of a Community Day being held at Grange Station later in the year to tidy up and do basic maintenance. There is no update on the windows which have been broken since 2020.

c. **Disability Access**

The walkabout took place, and problem areas were identified, to be considered for action by WFC:

- i. Dropped kerbs to be redone at Yewbarrow Terrace when the new zebra crossing is put in place.
- ii. Pavement outside Daisy Roots needs an engineer to look at it, but it should be possible to improve this.
- iii. The surface of the road down to Main St carpark needs renewing, either by Highways or Car Parks departments at WFC.
- iv. Higginson's corner - the bent 'No Entry' sign to be replaced, all the white markings to be refreshed, and 'Keep Clear' to be painted by the dropped kerbs.
- v. The big pothole in the pavement by the entrance to the post office needs attention; it is not clear if this is the responsibility of WFC or the Post Office.

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vi. Zebra crossings – there is insufficient footfall on the Esplanade or on Kents Bank Road at Tricketts Drive to merit zebra crossings.

C24/59 Victoria Hall

12

Victoria Hall Support Group

Members noted that the Victoria Hall Support Group (VHSG) have donated £10,000 to Grange Town Council to be spent on projects or expenses related to the Victoria Hall. The donation has been put in a ring-fenced reserve.

The previous donation of £8k was spent on repairing the roof (£5,759) and then decorating, and refurbishing, Room 4 after the flooding. This included improving the lighting and upgrading the furniture to create a much more pleasant place for meetings. Feedback from users is that they appreciate the improvements very much and are more likely to book the room again.

The Victoria Hall Support Group were thanked.

C24/60 Westmorland and Furness Council Updates

13

a. Town and Parish Council Event: Making the link and encouraging the flow

Members noted that this was held online at 7.15pm, Wednesday 19 June. Cllrs. Handley, Thomas, J. Walmsley, A. Walmsley, Mason and Logan and the Town Clerk took part. A follow-up meeting with WFC Locality Board Chair, Cllr. Helen Chaffey, and WFC Councillors, and Community Development Officers, has been arranged for Tuesday 30 July at 7pm at the Victoria Hall.

b. Bus Service - Kirkby Lonsdale Coaches

Members noted correspondence from WFC, that Kirkby Lonsdale Coaches have decided they are no longer able to provide their service 530/531/532 on a commercial basis.

c. Local Plan Briefing

Members noted that this 'Early Conversation' via Teams was held on 27 June at 7pm. Cllrs. Handley, Thomas, and J. Walmsley took part.

Members noted an update from Cllr. Thomas:

The meeting was informative, led by WFC Officers.

They clarified that existing but unused plots designated in the current Plan will go forward for re-consideration. The Grange-over-Sands Neighbourhood Plan will still be valid. Officers were asked if it would be possible for new homes to be designated as primary residences, not second homes or air b and b's.

There will be a drop in consultation at the Victoria Hall on 25 July, from 3 – 7pm.

Information will also be available at Grange Library. The consultation closes on 13 September.

TOWN COUNCIL OF GRANGE-OVER-SANDS

d. Prom and Lido Refurbishment

Members noted that residents and visitors have contacted the Town Council with concerns about the works currently underway on the Prom. These have been raised with WFC. There was no further update or any response to report from WFC.

C24/61 Ornamental Gardens Wall Top Planting Project

14

Members noted an update from Cllr. Thomas on the project to plant the wall tops, that Unitary Cllr. Boak is working to get WFC Grounds Maintenance to remove the ivy from the wall tops. This needs to be done before any planting takes place.

C24/62 Yewbarrow Lodge Development

15

Temporary Footpath Closure

Members noted that Westmorland and Furness Council has approved the closure of a section of footpath at Yewbarrow Lodge, for 6 months, for demolition and construction work to be carried out.

C24/63 Recreation Ground

16

Members noted that Horton Leisure have been unable to open the facility as usual this year, due to WFC construction work, and access closures, for the Prom and Lido refurbishment.

C24/64 Public Conveniences

17

a. Ornamental Gardens

Members noted that a new Nayax card reader was installed by Healthmatic at the disabled access cubicle at the Ornamental Gardens, total cost £575.00 plus VAT.

b. Entry Fee

Members considered increasing the fee for using the facilities from 30p to 40p, noting that the cost of running the public conveniences in 2023-24 was £25,793. The cost of using facilities in Arnside and Ambleside is 50p; Ulverston is 40p.

RESOLVED

That the fee for using the facilities is increased from 30p to 40p.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C24/65 Training

18

a. **Code of Conduct Training for Parish/Town Councillors**

Members noted that Westmorland and Furness Council invite all Town Councillors to attend a virtual Code of Conduct training session, on Wednesday 31 July, from 5.30 - 6.30 pm.

b. **Training Working Party**

Members noted that an informal working party, to include all councillors, is scheduled for Wednesday 24 July, 7pm, for training and induction about Local Government Reorganisation, specifically the WFC Delivery Framework and Local Plan and the GTC Priorities and Action Plan.

C24/66 Public Bodies (Admission to Meetings) Act 1960 – Excluded Item

6

RESOLVED That item 19 should be considered without the presence of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 2 as individual staff may be identified.

The meeting moved to Part 2 and the public and press were asked to leave.

C24/67 Staffing

19

Members noted the draft minutes of the Staffing Committee meeting held on Wednesday 12 June 2024 and considered the following recommendations for approval:

- i) That Full Council is recommended to award the Hall Manager an increment, to be backdated from 30 April 2024, and the Chairman authorised to sign the updated salaries sheet.
- ii) That Full Council is recommended to regrade the Front of House role to the NALC pay band (SCP LC1 (13-17) above substantive benchmark range), award an increment accordingly, and the Chairman authorised to sign the updated salaries sheet.

RESOLVED

- i) That the Hall Manager is awarded an increment, to be backdated from 30 April 2024, and the Chairman authorised to sign the updated salaries sheet.
- ii) That the Front of House role is regraded to the NALC pay band (SCP LC1 (13-17) above substantive benchmark range), an increment is awarded accordingly, and the Chairman authorised to sign the updated salaries sheet.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C24/68 Next Meeting

21

Members noted that the next Full Council Meeting would be held:

Monday 12 August 2024, 7.00pm Victoria Hall, Main Street, Grange-over-Sands.

There being no further business, the meeting closed at 8.10pm.

Signed:

Dated:

Chair, Grange-over-Sands Town Council