

TOWN COUNCIL OF GRANGE-OVER-SANDS

Chairman/Mayor:

Cllr. Tricia Thomas

Vice-Chairman/Deputy Mayor:

Cllr. Ann Walmsley

Town Clerk:

Mrs. C. Benbow



Council Offices
Main Street
Grange-over-Sands
Cumbria, LA11 6DP

Tel: (015395) 32375

www.grangeoversandstowncouncil.gov.uk

email: council@grangeoversands.net

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

**Minutes of the Meeting of the Town Council held in the Victoria Hall,
on Monday 11 July 2022 commencing at 7.00 pm.**

Present:

Cllr. T. Thomas – **Chair**

Cllr. J. Greenway, Cllr. A. Walmsley, Cllr. S. Bailey,

Cllr. R. Handley, Cllr. E. Walmsley.

Mrs. C. Benbow – Town Clerk

In attendance:

13 members of the public, District and Shadow Unitary Councillor P. Endsor, Shadow Unitary Councillor J. Boak, County Councillor B. Wearing.

**Minute
Ref:**

Agenda No:

C22/45

Apologies for Absence

1

Apologies were received from Cllr. Logan who was absent due to other commitments and Cllr. Mason who was absent due to illness.

RESOLVED

That apologies from Cllr. Logan due to other commitments, and Cllr. Mason due to illness, were approved.

TOWN COUNCIL OF GRANGE – OVER – SANDS

C22/46

Public Participation: Public Have Your Say

2

- Resident 1** Made representation regarding Item 7, Planning Applications SL/2021/0456 and SL/2022/0549, speaking as a neighbour, to object to the applications and request that the Town Council also object.
- Resident 2** Made representation regarding Item 7, Planning Applications SL/2021/0456 and SL/2022/0549, speaking as a neighbour, to object to the applications and request that the Town Council also object.
- Resident 3** Made representation regarding Item 7, Planning Applications SL/2021/0456 and SL/2022/0549, speaking as a neighbour, to object to the applications and request that the Town Council also object.
- Resident 4** Made representation regarding:
1. Item 7, Planning Applications SL/2021/0456 and SL/2022/0549, speaking as a neighbour, to object to the applications and request that the Town Council also object.
 2. Blocked Drains – the County Council clear drains every two years, but there is a drain on Rowanside, the last one before Greenacres, that needs clearing more frequently. This has been raised repeatedly with County Highways.
- Council Response** The Chairman responded that she would raise this with the County. County Councillor Bill Wearing asked her to copy him in so he could follow this up.
- Resident 5** Made representation as Chair of Save Grange Lido Community Benefit Society, reporting that they had a very encouraging meeting with Eden North which Cllrs. Ashcroft and Endsor attended. The Group continues fundraising and is confident that they will be able to raise the funds required. A £10,000 National Lottery Heritage Fund has recently been awarded. Tickets for their Cross Bay Walk in August are selling fast - all are welcome to take part.
- Resident 6** Made representation regarding the report in 'Grange Now,' that Allithwaite Parish Council had undertaken a highways survey, and suggesting that the Town Council do the same.

TOWN COUNCIL OF GRANGE-OVER-SANDS

Resident 7 Made representation regarding the SLDC proposed refurbishment of the Promenade, expressing frustration at the continued deterioration of the Promenade, questioning why SLDC appears to be further delaying on the refurbishment, and requesting more information.

C22/47

Reports

3

District Council Report

District Councillors Robin Ashcroft and Fiona Hanlon and Shadow Unitary and County Councillor Sue Sanderson sent apologies.

District Councillor Peter Endsor reported:

1. **Case Work** – a busy month dealing with various concerns raised by residents.
2. **Kendal Business Hub** – Cllr. Endsor attended the opening of the Hub.
3. **Promenade Playground** – Cllr. Endsor is concerned at the SLDC delay in replacing this. Tim Farron MP is involved and has written to SLDC. Cllr. Endsor is meeting a group of concerned parents and invited Town Councillors to join him.

The Chairman and Cllr. A Walmsley asked to take part in the meeting. The Chairman has also written to the MP and the SLDC Leader. The Chairman asked District Cllr. Endsor for help in getting the playground replaced.

District Cllr. Endsor said that he would contact the SLDC Leader.

County Council Report

County Councillor Bill Wearing reported:

1. **Highways** – in response to Item 2, Public Participation, drains are cleared on demand. Residents were asked to tell him exact locations of blocked drains.
2. **Allotment Road Safety Item 17** – the County Traffic Team will investigate measures when they get the police report into the accident. The Traffic Team reiterates that they will not install mirrors.
3. **Cost of Living** – the County has allocated £2 million for additional support. In Grange, funding will go to the Food Share.
4. **Weather** - heatwave warning. County Council website has phone numbers for emergency care for elderly and vulnerable.

TOWN COUNCIL OF GRANGE-OVER-SANDS

Shadow Unitary Council Report

Shadow Unitary Councillor Jenny Boak reported:

1. **Training** - is underway for the Unitary Councillors.
2. **Climate Change and Biodiversity** – Cllr. Boak participates in a group who are looking at how the Unitary Council could work with Town and Parish Councils to get them involved in climate change and biodiversity. Cllr. Boak asked for ideas, as the new Unitary wants to find out what residents want.

Cllr. Wearing left the meeting.

Mayor's Report

Mayor Cllr. Tricia Thomas reported that there were no civic events this month.

C22/48	Minutes of the Previous Meeting	4
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RESOLVED	That the Minutes of the Meeting of the Town Council held on Monday 11 June 2022 were accepted as a true record.
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C22/49	Declarations of Interests and Dispensations	5
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NOTED	Cllrs. A. and E. Walmsley both declared an interest in Item 7 (b) Planning SL/2022/0526 as their family business is involved.
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C22/50	Public Bodies (Admission to Meetings) Act 1960 – Excluded Item	6
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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.
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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. **SL/2022/0464** 3 Kilmidyke Drive
Replacement of existing conservatory with extension
FULL PLANNING

RESOLVED

OBJECTION

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

There is inadequate information on the website to make any comment. The 'before' and 'after' plans are the same.

- b. **SL/2022/0526** Harwood Kilmidyke Road
Extension to form first floor
FULL PLANNING

RESOLVED

OBJECTION

Grange Town Council OBJECTS to the application on the following 2 grounds:

1. **Overlooking and Loss of Privacy**

The proposed new window would be unneighbourly, overlooking numbers 12 and 13 Greenacres.

2. **Out of Character**

The ridge height of the proposed development would be too high, therefore out of keeping with the height of the surrounding bungalows.

- c. **SL/2022/0537** The Shieling Eden Park Road
Discharge of conditions 4 (Materials) & 6 (Roof Slates) attached to planning application
DISCHARGE CONDITIONS

RESOLVED

NO OBJECTION

TOWN COUNCIL OF GRANGE-OVER-SANDS

- d. **SL/2022/0549** Fox Rock, Allithwaite Road
Three dwellings
FULL PLANNING

RESOLVED

OBJECTION

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

1. **Out of Character**

The design and appearance of the proposed houses would be out of character with the surrounding single storey properties in the area.

2. **Overbearing**

The footprint of the proposed development is too big for the plot.

3. **Houses are too close together**

The proposed houses do not appear to be 10 metres apart.

4. **Highway Access and Road Safety**

Although this has been moved, the drive to the proposed new house at the top is still a concern in terms of road safety and parking. There appears to be insufficient parking on the plots. This will lead to on-road parking.

5. **Drainage**

There is no adequate drainage strategy and no space at the front of houses for soakaways. Rainwater will run off into the road resulting in flood risk lower down the street.

6. **Noise Nuisance from Air Source Heat Pumps**

These are noisy and have to be sited very carefully. With the proposed houses being so close together, this is not practical. More supporting evidence is needed, of location and viability, to demonstrate they can be installed without causing disturbance to neighbours in the new and existing dwellings.

The Town Council further comments that:

a. **Self-Build**

It is not clear what the plans mean by saying that the houses will be self-build.

b. **Permanent Residence**

The Town Council requests that any planning permission granted in this area is conditional on the use being for permanent residence only.

TOWN COUNCIL OF GRANGE-OVER-SANDS

- e. **SL/2021/0456** Fox Rock, Allithwaite Road
Dwelling with detached garage
FULL PLANNING

RESOLVED
OBJECTION

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

1. **Highway Access and Road Safety**
Although the access has been moved, the objection stands.
The proposed new driveway is a blind exit, on a corner on a very narrow road. There are poor sightlines. The access is currently a farm gate and is not suitable for regular, domestic use. Vehicles using it would cause noise and light nuisance for neighbouring properties.
2. **Overlooking**
The plans are not clear as to elevation. It appears that the proposed development would create significant overlooking.
3. **Out of Character**
The plans show a 3-storey building of contemporary design which would be out of keeping with the character of the surrounding buildings.
4. **Drainage**
The site is on a limestone bed and the plans appear not to take this into consideration. The soakaway plan is inadequate. The driveway should have a permeable surface.
5. **Trees**
No biodiversity mitigation is proposed for the trees that have been cut down.
6. **Wildlife**
Bats are present in the area. Trees have been removed and replacement bat habitat should be put in place.
7. **Biodiversity Net Gain**
There is no evidence or demonstration of this.

- f. **SL/2022/0586 & SL/2022/0587** Brown Robin, Lindale Road
Proposed new access driveway
FULL PLANNING AND LISTED BUILDING

RESOLVED
NO OBJECTION

TOWN COUNCIL OF GRANGE-OVER-SANDS

- g. **SL/2022/0590** Westfield Kents Bank Road
Application for non-material amendment following a grant of planning permissions
SL/2021/0880 (Two storey side extension)
Non-Material Amendment

No comment as SLDC had already decided.

- h. **SL/2022/0576** 5 Abbotsford House, 4 Kentsford Road
Replace existing (original) single glazed wooden sash windows with double glazed
UPVC sliding sash windows.

RESOLVED

NO OBJECTION

- i. **SL/2022/0608** 2 Blackthorn Gardens
Single storey side & rear extensions
FULL PLANNING

RESOLVED

OBJECTION

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

1. **Un-neighbourly Development**

The proposed building would be un-neighbourly, as it is too close to the boundary.

2. **Overlooking and Loss of Privacy**

The proposed window looks out onto the neighbour's garden. This is overlooking means there would be loss of privacy.

3. **Access alongside Boundary**

The gap between the proposed development and the neighbour's boundary does not appear to be big enough to build and maintain the new building without encroaching on the neighbour.

4. **Parking**

Increasing the capacity of the house and reducing the parking space on the plot may increase on-street parking and cause congestion on the joint access road.

5. **Out of Keeping with Conservation Area**

The site is in the Conservation Area. The proposed flat rooves and integrated garage would be out of keeping with surrounding properties and out of character with the rest of the development.

TOWN COUNCIL OF GRANGE-OVER-SANDS

6. Overbuilding

The proposed building would be too big for the site and reduce green space in the area.

Grange Town Council makes the further comment:

Split level Site

The Town Council request that Building Control are happy with ground loading in respect to the material below, given the split-level nature of the site.

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

- a. SL/2022/0320 Land adjacent to Mountain Ash, 13 Meadowbank Lane FULL PLANNING Grant with Conditions.
- b. SL/2022/0425 6 Meadow Grove FULL PLANNING Grant with Conditions.
- c. SL/2022/0543 Caliba, 6 Fell Drive Non-Material Amendment Grant.

7.55pm -meeting adjourned for a 5-minute comfort break.

8pm - meeting re-convened.

C22/52 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.

Cllrs. A. and E. Walmsley were thanked for verifying in place of Cllrs. Logan and Mason who sent apologies.

b. Verification of Accounts Reconciliation

NOTED

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

Cllrs. A. and E. Walmsley were thanked for verifying in place of Cllrs. Logan and Mason who sent apologies.

TOWN COUNCIL OF GRANGE-OVER-SANDS

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. Bailey and Thomas would verify the invoices and payments for the next payment period.

e. Identification of Councillors to complete online authorisation of payments

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

TOWN COUNCIL OF GRANGE-OVER-SANDS

GRANGE-OVER-SANDS TOWN COUNCIL

Payments for Approval

July 2022

Accounts for Payment

£

Bank Account No. 1 - Direct Debit

86	Public Works Loan Board - Prom PC's half year repayment	3,067.68
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Bank Account No. 1 - Cheque

Total Bank Account No. 1

£ 3,067.68

Bank Account No. 2 - Direct Debits

71	Lloyds Bank Plc - Card June 2022 - Monthly fee	3.00
71a	Benefei - Projector to laptop HDMI cable	13.90
71b	La Redoute - 2 x Sensor bins	183.99
71c	Central Southern Security - Yale safe (VHSG donation)	54.48
71d	Home Connections - 10m Audio cable	17.94
72	SLDC - 4/10 Non Dom Rates V Hall	574.00
73	SLDC - 4/10 Non Dom Rates Rooms 1 & 3 / Council office	155.00
74	SLDC - 4/10 Non Dom Rates Room 4	87.00
75	Npower - Elec V Hall 01/03-31/03/22	631.02
76	Npower - Elec V Hall 01/05-31/05/22	293.23
77	Npower - Elec Church Hill PC 01/05-31/05/22	48.16
78	Npower - Elec Xmas Tree lights 01/03-31/03/22 (Recoverable)	7.82
79	Npower - Elec Xmas Tree lights 01/04-30/04/22 (Recoverable)	9.41
80	Npower - Elec Xmas Tree lights 01/05-31/05/22 (Recoverable)	9.65
81	Waterplus - V Hall 28/02-17/06/22	411.55
82	Waterplus - Church Hill PC 07/05-07/06/22	34.85
83	Corona Energy - Gas V Hall 01/04-01/05/22	1,606.90
84	Corona Energy - Gas V Hall 01/05-01/06/22	793.28
85	Sage - Support 01/07-31/07/22	86.40

Bank Account No. 2 - Direct Bank Payments

87	WB Electrical - Fit bandstand speakers and test	80.00
88	Lancasters - Paint for benches, key and batteries	96.50
89	Kendal Security Centre - 2 x External key safes and codelock	360.00
90	TFG Stage Technology Ltd - Annual stage LOLER inspection	1,467.22
91	Healthmatic - PC cleaning 01/07-31/07/22	1,500.00
92	KTD - Domain cover 01/08/22-31/07/23	334.80
93	KTD - Photocopying 26/05-27/06/22	22.44
94	Lengthsman - To 30/06/22	737.00
95	James Hallam - Comm. Combined Insurance 01/07/22-30/06/23	8,156.31
96	James Hallam - Personal Acc. Insurance 01/07/22-30/06/23	437.66
97	Continental Landscapes - Begonias for wall planting	594.00
98	Waterplus - Wastewater Rooms 6 & 7 01/04/21-31/03/23	283.96
99	J Davenport - V Hall windows & bus shelter cleaned	34.00
100	LITE - 2022 Festive lighting deposit (approved C22/21)	1,710.36
101	Kompan - Street Workout Equipment for Prom (approved C21/168)	31,933.86
102	Dalton Town Band - Bandstand concert 12/06/22	100.00
103	Ulverston Town Band - Bandstand concert 19/06/22	100.00
104	Kendal Concert Band - Bandstand concert 26/06/22	100.00
105	Sedbergh Band - Bandstand concert 03/07/22	100.00
106	Elite Dance (TS8) - Ticket reimbursement	2,046.87

Total Bank Account No. 2

£55,216.56

Total Accounts

£58,284.24

TOWN COUNCIL OF GRANGE-OVER-SANDS

Page 2

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

Total Salaries	£ 5,760.38
HMRC PAYE & NI - Tax Month 3	1,930.24
LG Pension Scheme Month 3 - Employer payment	2,103.00
	£ 9,793.62

Total Bank Account No. 2 **£ 65,010.18**

Total all payments for approval **£ 68,077.86**

Accounts paid in previous month

Bank Account No. 1

Direct Debits

Cheques

Bank Account No. 2

Direct Debits

Direct Bank Payments (Not yet approved)

Total Accounts paid in previous month **£ -**

Grand Total **£ 68,077.86**

Bank Balances

Bank Account No. 1 As at 30/06/22	190,188.73
Bank Account No. 2 As at 30/06/22	174,475.18

Transfer to Petty Cash account to replenish float **12.89**

Signed (Chairman)

Dated.....

TOWN COUNCIL OF GRANGE-OVER-SANDS

C22/53

Finance and Governance

9

a. **Casual Vacancy**

Members noted that there was still a casual vacancy on the Town Council due to the resignation of Tracy Hathorn. This continues to be advertised; anyone interested is invited to contact the Town Clerk or the Chairman for more information, or see the Town Council website www.grangeoversandstowncouncil.gov.uk

b. **Insurance**

At the previous meeting, it was noted that the insurance company would not be honouring the 3-year contract. Quotes were being sought. Members noted that, given the short notice (policy expired 30 June 2022) a delegated decision would be made to ensure that insurance remained in place.

Members noted that:

A quote of £9,397.83 was received on 28 June 2022.

This would represent a 225% increase on last year's premium.

Following negotiation, this was reduced to £8,593.99, an increase of 184%.

This quote was accepted, and insurance cover is now in place until 30 June 2023.

RESOLVED

That the quote of £8,593.99, from James Hallam Insurance Brokers, was approved, for insurance cover for the Council until 30 June 2023.

C22/54

Consultations

10

There were no consultations.

C22/55

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** - the blue heritage plaques are being refurbished and the Bloom Group are holding Open Gardens.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C22/56

Prom Art Correspondence

12

Members considered correspondence from the Prom Art Committee about their proposal for additional summer Sunday events on Grange Promenade.

RESOLVED

That the Chairman would invite the correspondents to a meeting to discuss the ideas, and that Cllrs. Greenway, A. and E. Walmsley and Handley would take part.

Cllrs. Boak and Endsor left the meeting.

C22/57

SLDC Updates - Promenade and Lido Refurbishment and Prom Playground

13

a. **Prom and Lido Refurbishment**

Members noted that SLDC were asked for an update, as requested at the previous Town Council meeting, and that no update was received.

b. **Promenade Playground**

The Town Council requested to see the plans for the new play area that have been drawn up.

Members noted that SLDC responded that they are *'not able to share the designs at the moment until the contract has been signed. Once this is done...can send them out.'*

C22/58

Theft of Ornamental Ducks

14

Members noted that the ornamental ducks were stolen from the Ornamental Gardens over the 2-3 July 2022 weekend and received an update from Cllr. A. Walmsley who reported that the CCTV footage from the weekend is being checked.

C22/59

Street Workout Equipment on Promenade

15

Members noted that installation of the street workout equipment on the Prom was now complete, and that the required signs had been ordered.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C22/60

Recreation Ground

16

A working party met on Thursday 30 June 2022 to discuss options for the operation of the Recreation Ground, as the current contract ends in October this year.

Cllrs. Thomas, A. Walmsley, Greenway, E. Walmsley, and Handley took part.

Members considered recommendation from working party that, as SLDC have said they will be renovating the Promenade, and there is no way of knowing how this will affect businesses, a tender to operate the site for two years is advertised.

RESOLVED

That, as SLDC have said they will be renovating the Promenade, and there is no way of knowing how this will affect businesses, a tender to operate the site for two years is advertised.

C22/61

Allotment Correspondence

17

A working party took place on Thursday 30 June 2022, Cllrs. Thomas, A. Walmsley, E. Walmsley, Greenway, and Handley took part.

Members considered recommendation that the Town Council request that the County Council review the speed limit for the road and install a concealed exit warning sign.

Regarding golf balls, the allotment holders have been asked for more information about when this problem started, to see if it corresponds with any specific changes at the Golf Club.

Members noted that allotment holders report that the golf balls are not a new problem.

Members noted that the County Council is still awaiting the police investigation regarding the collision at this location.

RESOLVED

- i) That the Town Council request that the County Council review the speed limit for the road, consider moving the National Speed Limit sign so the allotment entrance is in the 30mph zone, install a concealed exit warning sign and clear the verges near the entrance to the site.
- ii) That Cllr. Mason, who is a member of the Golf Club, is asked to talk to the Club and discuss what could be done to mitigate golf balls coming over the road.

TOWN COUNCIL OF GRANGE-OVER-SANDS

C22/62

Victoria Hall

18

a. **Front of House/Caretaking**

Members noted that advertising and recruitment for Front of House/Caretaking team members is underway.

b. **Fire Alarm Compliance**

Members noted that following the annual fire alarm system test, Westmorland Fire and Security advised that, for compliance, the Hall requires three additional fire alarm sounders to the following locations: dressing room, side corridor and behind stage. The cost will be £1,020 (+vat).

RESOLVED

That the works advised by Westmorland Fire and Security to install three additional fire alarm sounders to the following locations: dressing room, side corridor and behind stage, to ensure fire safety compliance, cost £1,020 (+vat) was approved.

c. **Roof**

Members noted that rain got into Rooms 9 and 4 over the 2-3 July 2022 weekend. Water gets in because the gutter is inadequate for the flash downpours we now experience. We are working to find a solution compatible with listed building status.

C22/63

Tim Farron MP Correspondence

19

Members considered correspondence from Tim Farron MP about the Government's Levelling Up Bill, asking for ideas about what needs to happen in Cumbria.

RESOLVED

That the Town Council responded that the public transport infrastructure needs radical review to bring it up to even an acceptable level of service.

C22/64

Next Meeting

20

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

Monday 8 August 2022, 7.00pm Victoria Hall, Main Street, Grange-over-Sands.

There being no further business, the meeting closed at 9.15 pm.

Signed:

Dated:

Chair, Grange-over-Sands Town Council