

**MINUTES OF THE MEETING OF SLYNE WITH HEST PARISH COUNCIL
held on MONDAY 18 JULY 2022 in the MEMORIAL HALL**

Councillors present Mr Roland Stretch -Chairman, Miss June Cohen-Kingsley, Mrs Joanne Bateman,
Mr Alan Connor

Clerk Mrs Doreen Brookes

3165 **To receive apologies for absence** Cllr Stephen Jones, Cllr Antony Obertelli

Standing Orders were suspended

Open Forum

Present: three members of the public were present

- A question was raised about the building of a dormer extension to a property on the Crescent which overlooks a neighbour's garden. It was stated that the neighbours were not made aware of any application. The Parish Council receives planning applications for comment but the decisions are those of the Lancaster City Council Planning Officers. It was suggested that the complainant should make contact with City Council.
- Concerns were raised about a planning application for a proposed extension to a property on Peacock Crescent which includes a single storey rear extension and erection of a first floor upward extension to convert the bungalow into a two-storey house. This was considered to be an overdevelopment of the plot and not to be in keeping with neighbouring properties. It could set a precedent for applications for other properties on Peacock Crescent, a crescent of bungalows. A number of objections have been raised by neighbours in the vicinity.

The Visitors stayed at the meeting. Standing Orders were reinstated

3166 **To record Declarations of Interest** none

3167 **Minutes of the previous meeting**

Resolution: to approve the minutes of the meeting held on Monday 20 June 2022

They were duly signed by the Chairman

3168 **Progress Reports**

- Duncan Ross is hoping that they will be able to start work on the MUGA mid August
- A grant for PROW work from County Council relating to 2021/22 has now been received. Further enquiries are to be made with Network Rail about the rent for land on the foreshore which is still owing.
- Burial ground - safety of headstones; some work has been carried out to stabilise some headstones in poor condition which might pose a safety threat.
- Burial Ground fees - a list of the revised burial ground fees that come into force from the 1st August has been circulated to members. The local funeral directors and monumental masons have also been informed about the increase.
- Co-option of a new councillor -the vacancy has been advertised and some interest has been shown.

3169 **Administration**

Neighbourhood Plan; a report has been received from the external examiner and this is now being considered by the Steering Group. As the Plan is written in the name of the Parish Council it needs to have some input and Cllr Stretch will attend the planned NP meeting. An extra meeting has been arranged for councillors to discuss this with the Steering Committee and to consider the responses to the external examiner.

Memorial Hall; the Parish Council is the Trustee of the hall and a lease is held by the Memorial Hall

Committee which is responsible for its administration and use. The proprietor of Infinity Preschool which hires the small hall has enquired about exclusive use of the small hall at the Memorial Hall from Monday morning to Friday afternoon during term time with all equipment left out. The small hall would not be available for anyone else to use.

It was thought wise to consider the terms of the lease as this is a multi-use community hall and the Deed states *'to promote the use and enjoyment of the premises as a village hall providing community facilities for the benefit of the public at large as set out in the Deed of Trust'*

The general opinion was that the small hall is needed and should be available to groups which already hire it on a regular basis, as in a number of instances there is no other suitable accommodation available, and that no one group should have exclusive use to run a business there. It was suggested that perhaps some compromise could be reached whereby the Preschool could leave equipment in place when the small hall is not hired in the evening. The final decision is to be with the Memorial Hall Committee

3170 Planning Applications

Consideration of application -22/00441/FUL for 1 Peacock Crescent, Hest Bank, LA2 6EW

This is a large development of the property including raising of the roof to convert the bungalow into a two storey house. A lot of concern has been raised by residents local to the property. The Council has raised objections because it is considered to be too large and overbearing and not in-keeping with the neighbouring properties on Peacock Crescent which are bungalows.

Consideration of application -22/00270/FUL for Williamsland Farm, Hasty Brow Road, Slyne, LA2 6AE

This is a repeat of a previous application but with an increase in the number of properties proposed. Concern was raised about access and safety on Hasty Brow Road, especially with the potential increase in the number of vehicle movements, the speed of vehicles using the narrow Hasty Brow Road and lack of safety measures for pedestrians.

Consideration of information from Applethwaite Homes with reference to a proposed development at Sea View Drive. It was decided that comments would not be made until a full planning application could be seen.

Slyne with Hest Football Club's previous application has been withdrawn and replaced by 22/00875/FUL which is for extensions to the club house but excludes any development of the car park. No issues were raised on these new proposals.

Other applications received

22/00673/FUL 2 Greenacre Park, Hest Bank, LA2 6HF

22/0102/TPO 51 Sea View Drive, Hest Bank, LA2 6BY

No issues were raised on the above applications

22/00707/FUL 4 Aysgarth Drive, Slyne, LA1 2ET

Previous applications have been received for this property. Concerns were again raised as this is mainly a retrospective application for work that appears to have been already carried out.

22/00690/FUL & 22/00691/LB amendment 1 Hest Bank Lane, Hest Bank, LA2 6DN

Concerns were reiterated on this amended application

Applications permitted

22/00477/FUL 24 Prospect Drive, Hest Bank, LA2 6HZ

22/00580/FUL 16 Manor Crescent, Slyne, LA2 6BA

3171 Financial Matters

Approval was given to the quarterly summary of receipts and payments.

Current Account £231,986.84

Claim being made by a resident for damage to property during a winter storm. Legal advice has been sought

Resolution: to confirm the approval of the letter sent to the claimant referring to the circumstances of

property damage and the Council's position and rejecting the claim.

Further correspondence has been received from the claimant and it has been conceded by both sides that it

is time for the matter to be brought to a close

Work on trees damaged in the storm and on ash trees suffering ash dieback has now been carried out.

Response to the Tennis Club about the lease and rent increases -investigations have been made and it has come to light that the Council has inadvertently referred to an incorrect version of the lease when discussing the rent increases. The Council has apologised for this. The Council is entitled under the terms of the lease to review the rent every five years. The next review is due in 2024. The Council is in agreement that the rent currently payable is £215.00 with an increase of £5.00 in 2023. It has been pointed out that at the review in 2024 there is likely to be a significant increase to bring the rent into line with current values.

Resolution: to agree to the above.

Review of the rent paid by the Bowling Club: under the terms of the Bowling Club's lease the Council is entitled to review the lease every five years and the next review is due in 2023. After further consideration of the lease dated 2008, the Council has decided to reverse its decision and the rent for 2022 will be £200.00, reviewed in 2023. As due to an oversight, the review in 2018 failed to be carried it has been pointed out that at the review in 2023 there is likely to be a significant increase to bring the rent into line with current values.

Resolution: to agree to the above.

Public Rights of Way Grant; Lancashire County Council is again offering a grant of £500 towards the cost of Public Rights of Way maintenance in the parish.

It was agreed to make an application.

3172 Open Spaces

Repair of the boardwalk on the Public Right of Way by Reanes wood -this is in a poor state and several

complaints have been received. As it is on a PROW it is really Lancashire County Council's responsibility.

However contact has been made with County Council to see if the parish council could arrange for work to be

done. Agreement from them will probably be needed. A response is awaited but some enquiries about repair

costs are to be made.

Risk Assessment and annual inspection of open spaces owned by the Council (including bus shelters and street furniture); councillors agreed to carry out the inspection of designated areas and to report back at the next meeting.

Consideration of a professional inspection of the trees on Parish Council land; the last full inspection was two years ago when a further inspection in September 2022 was recommended.

Agreement was given to contacting Jon Oliver, arboriculturist, to arrange for an inspection to be carried out.

3173 Payment of Accounts

Approval was given to the payment of the accounts as follows:

DD	EonNext	67.43	electricity bill -burial ground
Chq	Envirocare Maintenance Solutions Ltd	856.80	grounds maintenance -June
	P Walton Tree Services	1000.00	work on recreation field trees
	Mrs D Brookes	946.90	clerk's salary
	HMRC	418.22	PAYE & NIC
	Petty cash	18.97	sundry items
	Mr S Brade	432.25	groundsman's pay
	Cllr R Stretch	50.00	Chairman's allowance
	Cllr J Cohen Kingsley	10.00	councillor's allowance
	Cllr S Jones	10.00	councillor's allowance

3174 **Matters raised by members for future consideration**

none

3175 **Date of next meeting**

Monday 19 September 2022 at 7.00pm

The meeting was declared closed at 8.28pm