

TOWN COUNCIL OF GRANGE-OVER-SANDS

Chairman:
Cllr. Tom Harvey

Civic Mayor:
Cllr. Tricia Thomas

Town Clerk:
V. Tunnadine

Deputy Town Clerk:
C. Benbow

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Minutes of the Meeting of the Town Council held in the Victoria Hall, On Monday 10 November 2014 commencing at 7.00 pm.

Present: Cllr. Thomas – **Chair**
Cllr. Greenway, Cllr. McCall, Cllr. Thorne,
Cllr. Brennand, Cllr. Shapland.
V. Tunnadine – Town Clerk
C. Benbow – Deputy Town Clerk

In attendance: 6 members of the public

Minute Ref:		Agenda no.
C14/110	Apologies for Absence	1
	<u>RESOLVED</u> Apologies were received and approved from Cllrs Harvey, Sobue and Fitt.	
C14/111	Minutes of the Previous Meeting	2
	<u>RESOLVED</u> The Minutes of the Meeting of the Town Council held on Monday 13 October 2014 were accepted as a true record.	
C14/112	Declaration of Interests and Dispensations	3
	<u>NOTED</u> There were no requests received for dispensations or declarations of interest.	
C14/113	Public Participation: Public Have Your Say	4
	Members of the public agreed that their names may be included in the minutes	
P. Nightingale	Mr Nightingale spoke on behalf of Grange and District Action Group about the Trickett's Field planning application. He was concerned that the amended application had been put on the SLDC website on 20 October, yet not mentioned at the SLDC Scrutiny and Overview Committee on 24 October. He felt that this was indicative of SLDC's lack of genuine commitment to engaging with the community. He was concerned that there was now a different planning officer at SLDC handling the case and that information may not have been shared. Mr Nightingale drew members attention to the fact that the new application asked for all trees adjacent to site be felled despite their Tree Preservation Orders. He was also concerned that the general public benefit of the view will be diminished by the development as the proposed buildings would entirely block the view.	

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- Council Response** Cllr. Greenway said that the application would be discussed as part of the evening's agenda.
- M. Robinson:** Mrs Robinson spoke as representative of the Friends of Park Road Gardens, to announce that the group had disbanded. She said that the group had consistently been awarded Green Flag status and hoped that the high standards would be maintained.
- Council Response** Cllr. Thomas thanked the Friends of Park Road Gardens for all their hard work in creating such a beautiful park for the town.
- G. Parr:** Mr Parr made a representation to members with regard to the planning application at Trickett's Field. He was extremely concerned that the drainage provision for the site was inadequate and that it appeared that the developers were being vague about the storage capacity of the proposed system.
- Council Response** Cllr. Greenway asked Mr Parr to pass on anything relevant that could assist the Council in forming their response to this application.

Police Report

PCSO Firth sent his apologies and the following written report to be included in the minutes:

Crime Report – Grange

Incidents /calls for service in the past thirty days (as at 10/11/14)

- Concerns for welfare – 12
- RTCs – 4
- ASB – 4
- Criminal damage – 2
- Theft from vehicles – 3
- Suspicious incidents – 4
- Civil disputes – 2
- Thefts – 3
- Assaults - 1

District Council Report

District Councillor Mary Wilson spoke and also submitted the following written report:
"Consultations

I would like to draw your attention to 3 current consultations:

The planning web site – is live till 16th November – this is a good chance to offer your advice to try and make this more user friendly.

Lower Allithwaite neighbourhood plan – this PC looks forward to working closely with Grange TC as we bring this forward.

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A last chance to respond to the National Grid consultation – it only takes a few minutes but support for the undersea option is important – you don't have to comment on the whole route just the bits which are pertinent to you.

News

Council Tax discounts

Following council tax reductions being cut to zero in 2013 the latest figures show that the number of properties which had been empty for more than 2 years has fallen from 545 to 396 and of these all but 75, who have been awarded exemptions, have generated around £253,000 extra income.

The reduction in the discount on second homes which applied to some 3,900 properties has also generated around £680,000 extra income.

There was some concern that some people would simply register homes in husband/wife names and thus claim single resident occupancy. There is some evidence that this is happening and it may be considered a fraud. There has also been some movement for some second home owners to move to register their properties as a business and claim small business rate relief but this also has been small scale.

One down side of this change is that it is now no longer easy to identify which properties are second homes.

The council has a very good council tax collection rate which is currently 98.7% and places SLDC in the top 30 nationally.

Audit

A good audit report praised SLDC for providing value for money. Underspends in 13/14 of £1.4 million were made from savings on staff, general running costs, IT and consultant fees. The council has experienced a 40% reduction in government funding from 09/10 as well as freezing council tax during this period.

They were also praised for reducing sickness absence from 10.28% in 09/10 to 6.5% in 13/14.

The council recently received the Investors in People Silver Award.

Recycling

New recycling containers have been rolled out in conjunction with the County Council. It has also been announced that doorstep collection of plastic and cardboard is beginning to be rolled out starting in Kendal in the new year.

A project to sell cheaply to resident's food digesters which turn household food waste into compost is also available. Two sizes are available – Green Johanna's or Green cones."

Cllr. Wilson said that she would look into the design of recycling containers at the request of Cllr. McCall and agreed that the consultation about the planning website had not been broadly advertised."

District Councillor Andrew Gardiner spoke about:

- i. Kendal "K" Village – he was opposing changes to K Village as he felt the changes weren't fair to business rate payers in Grange.
- ii. Berner's development is on schedule, on target to finish in March and he would ensure that local people from the Cartmel Peninsula would benefit.
- iii. Trickett's Field – he was intrigued that the drainage was not going under the

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- railway as it had at Berners and he would continue to fight this application.
- iv. Lido - SLDC cannot fund alone the re-development of the Lido and were looking at other options including inviting private business involvement.

Cllr. Gardner asked for any questions:

- Cllr. Brennand asked if other options for the Lido could be explored.
- Cllr. Gardiner replied that costs were prohibitive and that SLDC were exploring inviting Clifton Lido to visit as the project needs input from people with knowledge and expertise in the area.
- Cllrs. Thomas and McCall expressed concern about the Lido and Cllr. Gardiner replied that he shared their desire that something constructive happen.
- Cllr. Thomas asked Cllr. Gardiner to keep the public informed and to put an article in Grange Now.
- Cllr. Thorne passed on to Cllr. Gardiner issues that had been brought to his Councillor Surgery:
 - i. Contractors were starting work at Berry Bank before 8am.
 - ii. The trees at Crown Hill not been sufficiently cut back and were causing damage to property.

Cllr. Gardiner said he would talk to the relevant SLDC officers about the issues mentioned and that he took on comments about new developments being targeted for local occupancy.

County Council Report

County Councillor Bill Wearing spoke about:

- i. That he wouldn't be able to attend the 11 November Remembrance service as he would be at a Council meeting.
- ii. CCC Consultation on budget was in progress, consulting on staff reductions. Copies were available at the Library and on the CCC website. Deadline for responses was 20 January 2015. There would be a public presentation on Friday 5 December 2-4pm in Grange. Mr Wearing felt that the public should be consulted on all cuts, not just a selection and was concerned about reducing highway spending. He urged the public to refer to page 19 of the consultation and support the move to a Unitary Authority as this would save funds and stop the duplication of work.

Cllr. Wearing asked for any questions:

- Cllr. Thorne commented that the consultation was poorly presented and lacked detail.
- Cllr. Wearing responded that this was due to the County Council not knowing yet what funds were available from central government. He encouraged everyone to feed this back to CCC and he would follow up this as part of his work with the Overview and Scrutiny Committee.
- Cllr. Brennand asked if the promised traffic surveys took place during half term.

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Cllr. Wearing replied that they had not.

- Cllr. Wearing was asked to seek an explanation as to why the survey had not taken place and why GTC had not been notified.
- Cllr. Greenway requested that a date for the traffic survey be set and emphasised the urgency. Cllr. Wearing said it may be possible to request another one during the tourist season next year. A survey done as soon as possible would accurately reflect traffic speed if not density.
- Cllr. Thorne passed on the following from Councillor Surgery:
 - I. Residents were unhappy that there were no longer buses on Saturdays.
 - II. There are persistent road accidents at Castle Head Marsh Farm junction – residents wanted to know what the County Council were doing.
- Cllr. McCall queried why a speed indicator had been placed on only one side of the Esplanade and not one in both directions as GTC had been led to believe.

Civic Mayors Report November 2014

“The month began with the Charity Concert and I would like to thank everyone who supported this event in any way, by purchasing tickets, buying raffle tickets and programmes and also by very generous donations from those unable to attend. We made well over £500 for the two Charities, (Diabetes UK and Hospice at Home) and I think everyone who attended enjoyed the wide variety of music and the very talented performers aged from 6 to 60.

Jackie and I next attended a very interesting and informative session at the Grange Hotel where we watched the presentation of certificates to those young people who took part in the Junior PCSO scheme. This excellent scheme gives youngsters from the area a real insight into and experience in a variety of situations, some about keeping themselves safe in a variety of places and others and about being a good and useful citizen.

It being November, we have attended Memorial ceremonies at both St Paul’s church, Rusland and the annual laying of wreaths and service at St Paul’s church Grange followed by tea at the Victoria Hall. Both these occasions were very moving and thought provoking and it was an honour to represent the town at these ceremonies. On Tuesday there will be a further short ceremony at the War Memorial to mark Remembrance Day.

We are now working hard finalising details for the forthcoming Charity Christmas Fair on November 29th. I hope to see you all there supporting the various charities and local organisations.

We are embarking on Phase Two of the Lido Gallery and encourage people who wish to put up pictures to get in touch.”

Cllr. Thomas

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Minute Ref:

Agenda no:

C14/114

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

5

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.

C14/115

Planning

6

Members considered the following full planning permission/discharge of conditions/listed building/advertising consent applications.

**Application
Number**

Address and Specification

SL/2014/1036

Tricketts Field

RESOLVED

OBJECTION

On the following grounds:

1. Design

The current application has ignored all Grange Town Councils concerns about the design of the development, including access to the front 4 properties directly from Kents Bank Rd.

The Town Council has always put considerable effort into maintaining the Victorian/Edwardian character of the public spaces – this area is special to Grange and is a scenic attraction for tourists. We need to keep our conservation areas in character for economic wellbeing in terms of tourist income and to preserve a sense of unity within the landscape.

We maintain that the development still does not:

“satisfactorily address vehicular access into the site, the number of trees covered by Tree Preservation Orders to be removed and a comprehensive landscaping scheme/design to the Kents Bank frontage to provide a distinct sense of place which preserves and enhances the Grange Conservation area and provides a safe means of access/egress. The proposals therefore would not comply with Policies CS8.1, CS 8.2, CS 8.6, CS8.10 and CS10.2 of the South Lakeland Core Strategy, policies C16, S2 and S3 of the South Lakeland Local Plan and paras 59,60 and 137 of the NPPF”.

The above is one of the main reasons why Development Management and the Planning Committee would have refused the application had it not gone to appeal beforehand.

Any withdrawal of these objections by Development Management or the Planning Committee must clearly show that the applicant has provided a design which meets all the above policies and criteria - or that there is some new substantive evidence that justifies ignoring Core Strategy policy. Otherwise they will demonstrably not be conforming to their own policies and previous decision.

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Grange Town Council believes the application has not satisfactorily addressed the above policies on the following counts:

1.1 Envidia have provided a redesigned frontage to Kents Bank Rd to address vehicular access to the 4 properties fronting the main road. This now involves removing the entire stretch of eleven lime trees along the pavement and replacing them with nine 'feature' trees in the gardens of the 4 properties.

GTC does not agree that providing safe access to the front properties needs the whole stretch of lime trees removing. Completely removing historic street features when they are still healthy and functional is unacceptable.

It would be possible to reduce traffic speed by roadway design eg mini roundabout, chicanes, etc, which would reduce the size of visibility splays needed and remove the need to destroy the complete stretch of trees. This would be also a benefit for pedestrians and cyclists to and from the site. It might make it possible for children to walk to the nearby primary school instead of being ferried by car. It would contribute to true sustainability instead of accommodating car use to the detriment of the environment and future residents' health. We would like comments from Highways on alternative options.

1.2 The design changes the character of the landscaping and its relationship to the Conservation Area. It potentially blocks views into and out of the Area and across to the AONB over the Bay. It does not preserve or enhance the Grange Conservation Area. The intended change of character must be assessed by the Conservation Officer for its impact on the Area.

'Within a conservation area, any new tree planting or other landscaping work, including surfacing and means of enclosure shall be in character with the appearance of the area'.

The existing lime trees are stylistically a formal avenue of pavement trees, signifying a main thoroughfare, and reflecting the municipal provision of amenity and the civic pride of the era when they were planted. They are a characteristic part of the historic development of Grange Urban District.

The proposed replacement scheme of London plane trees – *Platanus X Hispanica* - is more domestic and informal in style, and does not match or complement the remains of the lime avenue on the adjoining stretch. It is not visually aligned to the rest of the lime avenue and does not evoke the same sense of public formality and civic history. There are no existing schemes of plane trees in Grange to reference them to. It is a non-native species, has little value to wildlife, and is too large, growing to 35 metres if not pollarded. Regular pollarding is expensive for the homeowner and cannot be enforced.

1.3 The proposed landscape design diminishes the effect of the remaining lime trees as a characteristic feature of the area, and reduces the sense of place they currently provide. It puts them at risk as their value is as components of an avenue. The replacement trees will be out of scale and character with the lime avenue when they

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grow. As they will be privately owned, there is no guarantee they will be properly maintained, nor that they will not be removed or replaced with something entirely different or inappropriate when there are complaints about light or leaf-fall blocking the drains. Putting a tree preservation order on them is obviously not enough protection, as the existing lime avenue is not being protected by its TPO. Should the Conservation Officer accept the impact of removing part of the lime avenue as less than substantial detriment, we would like to see new lime trees in place of London Plane Trees. A row of new lime trees is a better option than plane trees, as they will provide some visual continuity, provided their private maintenance and pollarding can be conditioned, and sufficient planting space is allowed to ensure they thrive. Tree planting pit systems are useful in storm water attenuation, but trees planted in small tree pits surrounded by heavily compacted soil in hard landscaped areas will be short-lived and fail to preserve the avenue effect. We refer the developer to the recent University of Greenwich Urban Tree Pit Study.

1.4 The revised design remains unacceptable in a Conservation Area because it is incongruously domestic, intimate and informal for the main thoroughfare through Grange. It lacks the characteristic formality and dignity provided by substantial set-back, prominent garden walls and individual planting schemes. This revised design shows the replacement trees coupled with a low informal front boundary wall, low open driveways with prominent garages and a utilitarian shrub planting. The visitor's experience would be like driving or walking past a suburban domestic cul-de-sac; this may be acceptable off the main street within the development, but it is too informal and inappropriately exposed in this main street location.

1.5 Most individual houses on the Bay side of Kents Bank Road and throughout the wider townscape face the estuary and are stepped down the seaward slope with their backs to the road. This is typical of coastal resorts and highlights the 'seaside' character of the area where the design fits to the topography. The existing design detracts from this pattern and brings a much more 'suburban estate' feel to the area.

1.6 The development design has still not provided a foot/cycle path to the Promenade, or access for residents to the adjacent playing field. Its sustainable credentials are vanishingly low outside the actual dwellings. The Community Led Plan for Grange, which will be incorporated into our Neighbourhood Plan within two years, shows over half the residents walk every day. We wish to make it pleasant and normal for new residents to do the same. The development is likely to attract elderly residents who need encouraging to stay mobile. A level footway to the Prom is such an easy and obvious attraction that we are amazed that Envidia have not incorporated it as a selling point. It is unacceptable to assume that some other agency will provide the footway later, when the open space will be privately owned and landscaped, and the attenuation tanks will be installed and difficult (if not prohibited) to dig around. The attenuation tanks will need to be put in early in the development, and the path needs to be designed and built at the same time to work around United Utilities' access needs. If this is not provided now, residents and public will create 'desire line' footpaths across it which may damage the surface and interfere with its drainage capacity. If it doesn't look 'owned' and maintained, it is more likely to be fouled by dogs and reworked by children wanting cycle and skateboard tracks.

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1.7 The design drawings show a layout dominated by the car - visually prominent garages and driveways, no cycle facilities. Unpainted wood doors and decorative features are not typical of the area, nor is untreated waneylap wood fencing round all gardens, which will age quickly and be vulnerable to the coastal winds here.

1.8 The 'Ecology Protection Zone' has no clear design and no input from or evaluation by, any local ecology body. It is identified throughout the plans as performing several functions – drainage, ecology, public open space - but there is no ecological rationale for any of its features. The planting plan does not relate its design to the needs of local wildlife or other 'ecological' purpose it purports to fulfil. It is a token catch-all with the faintest 'greenwash'.

- No features to promote biodiversity are indicated, and no thought to limiting public access in the interests of wildlife (eg, wader roosting – dogs chase off birds)
- No detail on managing and maintaining the ecology of it, nor the implications of having to give UU vehicles access to attenuation tanks. In practice, experience at the Berners development site shows that this dictates all other considerations.
- There is no provision of the recommended street lighting scheme to avoid disturbing foraging bats, nor any mitigation measures such as the integrated swift boxes we recommended.
- Nothing on design and control of lighting to avoid disturbing bat foraging as recommended in Envidia's own report. No recognition of roosting needs of shoreline wading birds or seasonal ground-nesting birds.

2. Drainage

Development Management also recommended rejection of the application last time on the grounds that :

“ the layout of the site has not demonstrated that the site can adequately deal with surface water drainage including attenuation tanks, sewer realignment and safeguarding zones for the sewer of railway and ecology /landscaping. The development has not provided a comprehensive and integrated landscape and ecology areas nor provided details of how such areas are to be managed. The proposal would therefore not comply with policies CS8.1, CS8.4 and CS8.8 of the South Lakeland Core Strategy, policies of the South Lakeland Local plan, and paras 103, 109 of the NPPF.”

There are still outstanding failures to provide acceptable drainage detail as follows:

2.1 There is no detailed agreement with United Utilities to ensure the risk of flooding to other areas is not exacerbated – their stated requirement on this has not been met.
(FRA 3.5)

2.2 If infiltration doesn't work on limestone, how will the ecology zone/open public space be drained? There is the risk that there will be standing water there most of the year. Will it drain separately into the attenuation tanks – if so, where are the technical specs and layout details? Is this compatible with unrestricted use by the public and the ecology goals of the area? No detail provided has been provided.

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2.3 In this application, any surcharge of the combined sewer is intended to flow unregulated and untreated into the Open Public Space (FRA 3.5). This is a highly undesirable and possibly illegal strategy, with potential for infection of the public and animals with bacteria, viruses and parasites from untreated human faeces. As the Open Public Space is only slightly higher than sea level, and the limestone is actually permeable, contamination of groundwater, and hence shoreline marshland and tidal water, is also possible. The shore marshland already holds standing water which is flushed out into the Bay on some tides. This potentially retains contamination for longer, as well as spreading it to other locations around the Bay on the high tides that often happen alongside stormy weather.

Any sewer surcharge in this location could lead to non-compliance with new European Union Seawater Bathing Directives, and compromise RAMSAR status for the Bay. It could be disastrous for shoreline birds and estuary wildlife, contaminate the cockling grounds, and provoke highly negative publicity.

The chance of this unregulated surcharge happening is merely described as 'negligible' in the FRA, which is hardly the quantitative exactitude we need to assess the risk. The number of all the existing feeder sewers is not known, and some sewer covers locally are already forced up in storm conditions at least once a year. The technical drainage spec is supposed to be designed to cope with a 'one in x years' storm event, and this spec should be provided.

It is one thing having a Combined Sewer Outfall which is monitored, regulated and mitigated by the appropriate bodies, and quite another to have one badly located, poorly designed, unregulated, unpredictable and unadopted. The Town Council wish to see a full investigation and evaluation of this aspect by the Environment Agency, the Lead Local Flood Agency and the Environmental Health Authority before the application is considered sufficient.

2.4 The exceedence route for rainwater is identified as into the dip in the railway underpass connecting the Prom to the path alongside the playing fields. The dip already floods with rainwater and the dip is too deep to allow easy drainage to the shore. The footpath alongside the playing field is at a lower level than the Prom so when the underpass dip fills to a certain level, storm water may also flow laterally westward along the footpath to Sedgewick Court nearby, which already has fluvial flooding and groundwater flooding.

2.5 Planning Officers and the LLFA had brought to their attention last year in responses to SL/2013/0691 that there are seasonal springs adjacent to the playing fields (SD 402 7670), which drain towards Sedgewick Court. Photos and detail of same were provided as evidence. This will be exacerbated by the exceedence route, being a much more likely scenario than the underpass dip filling, water flowing up onto the Prom and taking an acute right turn down the slope to the marsh.

2.6 The proposed exceedence route will prolong and exacerbate existing underpass flooding, prevent public access for longer, and have time to saturate railway foundations

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Cont.

and underpass stonework. This is important because the Promenade holds the main combined sewer as well as the railway line, and any movement in the underpass foundations risks compromising the sewer.

2.7 The drainage system design is still incomplete. It shows permeable paving to driveways and nowhere else. Also, there are no maintenance contract details or manual. Permeable paving silts up and fails unless it is maintained. United Utilities wants footpaths and hard-standing including parking areas to be permeable (FRA 3.6), and the overall maintenance regime attributed and legalised. The design spec also needs pollution filters under permeable driveways and parking areas, to prevent pollutant infiltration to the estuary.

2.8 There is no rainwater harvesting to contribute to water-saving measures, attenuation of storm water runoff and reduction of water charges for family homes. As half the houses on site are 4-bed, this implies substantial water charges for future residents. A modest amendment of spec on the bathrooms and kitchens could have supplied a rainwater harvesting system for each property.

2.9 The runoff calculations are still based on national rainfall figures and are likely to be a significant under-estimate. Planning officers and the LLFA are aware that local rainfall is significantly higher than the national figure. Sound indicative local figures were provided for the recent Berry Bank application (SL/2013/0691, webpage 4, response from Kirkhead Rd residents) The Environment Agency recommends consulting local sources as well as national data. Envidia should have been made aware of the existence of local data and the implications. With the recent liberalization of permitted development, a weighting should be applied to the runoff calculations to accommodate the future permitted construction of further patios, extensions and hard-standing. Future hard-standing and patios should be conditioned to be permeable.

3. Traffic and Access

All GTC's previous comments about houses accessed from the main road creating traffic hazards remain relevant and unanswered. See original response.

We also believe the Transport Assessment is inaccurate and misleading. It appears to be a box-ticking confection with a cherry-picked statistical base.

3.1 The Transport Assessment is based on outdated Guidance. The DfT 2007 'Guidance on Transport Assessment' was archived before this application was received. It has been replaced by 'Transport Evidence Bases in Plan Making' in NPPF Planning Practice Guidance.

3.2 The DfT Guidance in force when this application was in preparation states that a Transport Assessment should address, amongst other things,

- Sustainable accessibility – promote accessibility by all modes of travel, in particular public transport, walking and cycling; assess the likely travel behaviour or travel patterns to and from the site; and develop appropriate measures to influence travel behaviour.
- Determine whether the proposed development will exacerbate existing problems.

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- 3.3** The current guidance is 'Transport Evidence Bases in Plan Making' in in NPPF Planning Practice Guidance. It says:
"Key issues which should be considered in developing a transport evidence base include the need to:
- Identify opportunities to prioritise the use of alternative modes in both existing and new development locations if appropriate;
 - Consider the cumulative impacts of existing and proposed development on transport networks."

The current application:

3.4 Has developed no measures to influence travel behaviour, not even providing pedestrian and cycle access to the Prom. The Transport Assessment 1.2 says the site 'will provide pedestrian and cycle linkages from the development site'. We cannot find them.

3.5 Fails to take account of the health and age demographics in the local population when making assertions about likely travel behaviour – a 12 minute walk from the town centre for an elderly/disabled/buggy-pushing person with several bags of shopping is unrealistic. Likewise, a 25 min walk to the railway station with luggage and/or pushchair will deter many.

3.6 Fails to recognize the atypical travel pattern locally which is not a 'drive to work' pattern. The existing Trafficsense Ltd Automatic Classified Counts for Kents Bank Rd show higher counts from 10am to 6pm weekdays, and weekends busier than weekdays.

3.7 Provides no useful peak season flow data - the automated traffic count to supplement the AECOM report took place in October, which according to the new guidance is a neutral month ie baseline, not seasonal:
Para 007: Transport data should take account of holiday periods in tourist areas, where peaks could occur Recommended periods for data collection are spring and autumn, including neutral months of April, May, June, Sept and Oct.

3.8 Over-plays the accessibility of parts of the area by ignoring the steep footway gradients and the absence/inadequate width of pedestrian pathways in the town centre, particularly south Main St, opposite Victoria Hall, Crown Hill, Pig Lane and 4 sections of Kents Bank Rd.

3.9 Ignores the dangers to cyclists near the site from congestion, awkward junctions and speeding vehicles, particularly from wide vehicles and summer visitors used to wider roads and easier driving.

3.10 Chooses to ignore the cumulative effect of other developments and allocated sites by omitting trips generated by Booths, Tesco on Kents Bank Rd, and other allocated sites in the Cartmel Peninsula, including 200 houses further along Allithwaite Rd which will send traffic past this site.

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Envidia are well aware that Grange is a Key Service Centre, but choose to ignore the fact that this means an estimated 75% of traffic from all developments in the Peninsula will be travelling to and from Grange for local services, most past this site, and particularly to the two supermarkets. Existing problems recognized by Planning and Highways that will be further exacerbated include severe congestion on Kents Bank Rd and Main St, and a noticeably poor pedestrian experience in the town centre.

3.11 For reliability and credibility, the predicted trip movements should have been provided by a company independent of the developers and their agents.

3.12 Traffic data for Cumbria at 5.9 is 13 years old. 2013 data is available from ONS website.

Grange Town Council consider the current application fails on all the above, and request it be refused.

SL/2014/0929 Langdale, Fell Drive
Convert to 2 flats
Full Planning

RESOLVED

OBJECTION - Grange Town Council raises the following:

- The application says that there will be no impact on parking, this is clearly unrealistic, as there will be two dwellings there rather than one.
- The Town Council requests that permeable paving is used for the parking area.
- The application says that the plan is to concrete over most of the back garden. Concrete is not permeable and this will cause drainage issues.
- The Town Council requests that grass is retained in the back garden.
- The Town Council requests that the ground floor flat is accessible to people using wheelchairs.

SL/2014/0986 Grange outdoor pool
Demolition of wall and replacement with railings
Listed Building Consent

RESOLVED

NO OBJECTION

SL/2014/1011 Barclays Bank, Main Street
Installation of replacement ATM
Full Planning

RESOLVED

That the item was not considered as SLDC had withdrawn the application.

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SL/2014/1012 Co-op, Kents Bank Road
Roof over rear yard, erection rear wall and access door, redecorate shop front, install aluminium louvers
Full Planning

RESOLVED **NO OBJECTION**
Grange Town Council raises the concern that there has been no noise assessment of the trolleys used.

SL/2014/1017 26 Charney Court
Internal alterations and additions
Full Planning

RESOLVED **NO OBJECTION**

SL/2014/0946 Oversands View
Discharge of conditions attached to Planning Permission SL/2013/0691

RESOLVED **NO OBJECTION**

SL/2014/1036 Land to South of Thornfield Road
Erection of 64 dwelling
(revised scheme SL/2014/0406)

RESOLVED **OBJECTION**

SL/2014/1037 1 Berriedale Terrace
Porch
Full Planning Permission

RESOLVED **NO OBJECTION**

SL/2014/0724 Land to south of Fieldside
Erection of 2 buildings
Full Planning Permission

RESOLVED **OBJECTION**

Grange Town Council's previous objection to this application holds.

C14/116 **Delegated Authority**

NOTED **The following items were responded to under delegated authority as the consultation deadline fell between meetings.**

SL/2014/0800 Land at Jack Hill, 18 dwellings, including 6 affordable, alterations to road junction and creation of pedestrian crossing
Full Planning

Response submitted: OBJECTION

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

1. Highways

- i. An increase in traffic coming out of the development and turning right to go into Grange is a concern as traffic from Allithwaite moves fast along that road and there is a blind bend. Even with the proposed sight lines changes and removing the SE corner of the site there is still an increased risk of accidents.
- ii. Jack Hill is going to be left as a country lane. It will inevitably be used by residents as a shortcut and this potential increase in traffic along it would be dangerous.

TOWN COUNCIL OF GRANGE – OVER – SANDS

SL/2014/0800
Cont.

- iii. There is insufficient information in the application regarding the hedges and how these will be maintained to ensure the visibility splay is effective.
- iv. The capacity for on-site parking appears barely adequate – the risk is that cars get parked on Jack Hill.

2. Drainage

- i. The application is incomplete as there are insufficient drainage scheme details.
- ii. The developer claims that surface water drainage will be by soakaway, and will not impact on surrounding houses. Drainage plans showing the following are requested:
 - The location of soakaways in relation to neighbouring properties and boundaries.
 - The topography of the site and surrounding area.
 - Surface water runoff calculations based on local rainfall figures (not Blackpool) and technical capacity of soakaways.
 - Surface water flow plan for exceedence events, and attenuation strategies for dealing safely with extremes of storm water runoff.
 - Details of who will be responsible for maintenance and upkeep of soakaways, and a surface water management plan.
 - Evaluation by Lead Local Flood Agency (CCC Highways?) of technical sufficiency of drainage scheme.

iii Given the site's proximity to limestone, and local public concern about flooding from surface water runoff and soakaways, these details should be approved before planning permission is granted, not left to be conditioned.

3. Pedestrian Access

- i. This is a busy road and the addition of one traffic island in the middle of the road for pedestrians to cross is not adequate in terms of safety.
- ii. On pages 16, 19 and 23 of the Design and Access statement the sketched maps show what looks like a pedestrian access and gap in the hedge from the 'amenity space' near the affordable housing onto Jack Hill. This opening is quite near the junction and children would thus have direct access onto a busy and dangerous road. The opening/access doesn't seem to be drawn on the other plans/illustrations. This is not safe and the risk is that a child is killed after running into the road from the play area.

4. Loss of privacy for adjacent properties

- i. The developers have located two bungalows to reduce intrusion to properties on Jack Hill but there are still 4 properties on the western boundary which are going to overlook the properties on the Ridgeway. The hedge looks really tall from the road side but is much lower on the field side so these new 2 storey dwellings are going to be overpowering.
- ii. There doesn't seem to be much attempt to provide any landscaping to give some privacy to the occupants of the house called 'the Homestead'

5. Ecology

There is no evidence in the application regarding the reference in the ecological report about improving the planting to encourage wildlife.

TOWN COUNCIL OF GRANGE-OVER-SANDS

Minutes Ref:		Agenda no.
C14/117	Finance Monthly Payments	7

a Verification of Expenditure

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

b Verification of Accounts Reconciliation

MEMBERS That prior to the meeting two councillors verified that the monthly
NOTED accounts reconciliation had taken place.

c Identification of Councillors to approve next month payments

RESOLVED That Cllr Thorne and Thomas would verify the invoices and payments for the next payment period.

d 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 follows:

C14/117 d

Cheques (Nat West)

Direct Debits (Nat West)

1-M8	SLDC - Non.Dom Rate. V. Hall	496.00
2-M8	SLDC - Non Dom Rate Rooms 1-3/ Council Office	117.00
3-M8	SLDC - Non.Dom Rate Police Room 4	85.00
234	British Gas - V Hall October 2014	330.78

Total Nat West account

£ 1,028.78

Unity Trust

	210 Cllr. Brennand - travelling expenses	6.30
211/	218 Cllr. Greenway - travelling expenses	49.70
	212 Cllr. McCall - MBP Conference	12.00
	213 Lamont Pridmore - Accountancy fees 1 Aug/30 Sep 14	360.00
	214 Medlock - V Hall corridor sensor replacement	26.40
215/	216 CPC - items for V Hall sound & lighting equipment - recoverable	325.93
	217 Postlethwaites - V Hall batteries, tape & brass wadding	15.96
	219 Sally Haines - expenses 2 x posters Mayor's Concert	20.00
220/	227 PR Books - IC stock	139.49
	221 Cllr. Thomas travelling expenses	18.90
	225 Healthmatic Public Conveniences cleaning Oct 2014	1,590.00
	226 KTD - Computer Mail Server 25 user installation	294.00
	228 Ian Robinson - IC stock	79.75
	229 Perfect Pictures - IC stock	35.64
	230 Yellow Publications - IC stock	53.20
	232 CALC - Cllr. Brennand training course	29.50
	233 Lengthsman - October 2014	495.00

TOWN COUNCIL OF GRANGE-OVER-SANDS

C14/117 d Cont.

Temple Heelis - November monthly payment HR support	120.00
Total Unity Trust account	£ 3,671.77
Total accounts	£ 4,700.55
<u>Salaries, PAYE & N.I. (Unity Trust)</u>	
Total Salaries	£ 6,661.58
HMRC PAYE & NI - Tax Month 7	£ 1,902.57
	£ 8,564.15
Total Unity Trust account	£ 12,235.92
Total all payments for approval	£ 13,264.70
<u>Accounts paid in previous month - approved</u>	
<u>Unity Trust</u>	
Local Grant - CAB (C14/093a)	300.00
<u>Nat West</u>	
<u>Cheques</u>	
Local Grant - Grange AFC (C14/093d)	30.00
<u>Direct Debits</u>	
209 Plusnet 9/10 to 8/11 2014 - tel & broadband	56.20
231 XLN calls & line rental October 2014	30.87
4 U Utilities - TIC Apr 13 to Mar 15 (payable 15 Oct)	58.19
5 U Utilities - Room 4 Apr 13 to Mar 15 (payable 15 Oct)	58.19
Total Accounts paid in previous month	£ 533.45
Grand Total	£ 13,798.15
<u>Alto Prepaid Card (Pre-Authorised £1,000.00)</u>	
222 Elite Industrial - high visibility jackets	65.39
223 Pro Lighting - V Hall spotlights replacement lamps	44.58
224 Byretech Ltd - V Hall replacement disabled WC seat	19.33
<u>Bank Balances</u>	
NatWest Current Accounts	34,072.77
Unity Trust Bank	126,485.22
Alto Prepaid Card	712.78

TOWN COUNCIL OF GRANGE-OVER-SANDS

Minutes Ref:
C14/118

Grants Report

Agenda no:
8

Members considered the award application procedure for the Shop Front Grant Scheme.

RESOLVED

- i. That a total of £1,000 was made available through the scheme, funded through the grant from SLDC;
- ii. That 'Grange Now' was asked to publicise the scheme, that the scheme was advertised on the Council website and an application form made available via the Information Centre;
- iii. That decisions regarding individual grant awards and allocations of funds were made by Full Council in March 2015.
- iv. That businesses who have not previously benefitted from the Scheme were given priority.

Minutes Ref:
C14/119

Consultations

Agenda no:
9

a. To note the Council's response to the District Council's CIL consultation.

MEMBERS

- i. The following response was submitted to, and accepted by, SLDC.

NOTED

- ii. The original response sent by GTC in April 2014 was attached to this latest response.

CIL Consultation Response Submitted from Grange-over-Sands Town Council

1. General

Grange Town Council reiterates all the points made in the original submission to the CIL consultation. (attached)

We consider our arguments to remain valid, and note with deep concern that none appear to have been taken on board nor addressed in the revised CIL documents. We would welcome a clear and binding agreement that the Infrastructure Development Plan and the CIL rates remain open annually to further evidence, discussion and negotiation with local bodies, ourselves included.

We would also like to see revised figures or a contingency plan for the possibility of sheltered housing becoming a separate use class with different or no CIL payable.

2. Proof of infrastructure funding gap

Costing for works to Grange Promenade have been vastly underestimated and wrongly identified as non-essential. It is insufficient to set out a modest amount in the Infrastructure Development Plan to improve the ambience of this public open space without any commitment to repairing the seriously damaged infrastructure that supports the regeneration of the Lido and keeps the railway

TOWN COUNCIL OF GRANGE-OVER-SANDS

C14/119 Cont. line and town safe from tidal damage.
 This year's severe spring storms (which are predicted to happen increasingly often) took chunks out of the concrete and left the foundations exposed to further damage. GTC can supply photographic evidence if required. This cannot be ignored in the near future; not only is it a severe detriment to any plans to redevelop the Lido, but it may expose SLDC to swingeing compensation claims from the railway company if the structure is allowed to deteriorate to the point where the embankment foundations are affected.
 The most recent estimate to bring the Promenade infrastructure up to standard was approximately £100,000.000 for repairs to the sea wall, plus a further £300,000.000 to refurbish the Prom surface, the infrastructure and pedestrian surfaces in the Ornamental Gardens, and surfaces in Park Rd Gardens. Full details available from the 3P's Group. We want to see this sort of costing recognised and committed to in the IDP Projects listing.

3. Viability Evidence

No further comments.

Minutes Ref:		Agenda no.
C14/119 cont.	b. To consider the Council's participation in appropriate consultations: Cumbria Police Public Survey 2014. <u>RESOLVED</u> <ul style="list-style-type: none"> i. That the survey would be disseminated through the Information Centre. ii. That the Council website would have a link to the consultation. iii. That the consultation would be put on the CLP Facebook. 	9
	c. To consider the draft response by Cllr. McCall to the National Grid 12 week consultation on its emerging preferred route option to connect new sources of electricity generation into 'the grid' in Cumbria and Lancashire. <u>RESOLVED</u> That the response from Cllr. McCall would be submitted by Cllr. McCall.	
C14/120	Neighbourhood Plan <u>MEMBERS</u> An oral progress report from the Mayor. <u>NOTED</u>	10
C14/121	Committee Meeting Draft Minutes <u>MEMBERS</u> The draft minutes for the Facilities Committee. <u>NOTED</u>	11

TOWN COUNCIL OF GRANGE-OVER-SANDS

C14/122

Advisory Groups

12

Members considered and approved the circulated draft remit from each individual Council advisory group.

RESOLVED

- i. That the advisory groups be listed as a single standing item on future agendas.
- ii. That advisory groups would report to Council when they were ready.

Car Parking Advisory Group

MEMBERS

- i. That the car park usage information from SLDC had not been received.

NOTED

- ii. That the Town Clerk would make further requests.

C14/123

Reports from Meetings/Briefings

13

Members received oral reports from meetings and briefings attended by members:

a. Lido Meeting

MEMBERS NOTED

An oral report from Cllr. Greenway:

The last meeting with SLDC was on 1st Oct. The main points emerging from the meeting were:

- I. North Country Leisure (the company that run Kendal Leisure Centre and others across the North) have assessed the potential of the Lido as a mixed swim and leisure facility and said they don't think that's a viable option.
- II. Consultants were hired to assess various commercial viability options as a restored lido in various forms. The conclusion was it was high-risk financially and very weather-dependent. A number of reports that set out various aspects of viability will be available soon.
- III. SLDC Head of Economic Development has also had it costed and evaluated as a splash park, and it would not be self-sustaining financially, on the basis that it would be impossible to charge for and running costs would be prohibitive.
- IV. It is currently being assessed by a specialist renewable energy company to get good information on its potential to run on renewable energy.
- V. SLDC is also starting to look at its potential to survive with private investment, investigating how commercial 'luxury spas' like the one in Clifton, Bristol, operate.
- VI. In the meantime, the Head of Economic Development is happy for a second phase of the Lido Gallery to go ahead, and will provide some funding to support it.
- VII. Through the Morecambe Bay Partnership, SLDC have included a bid for money for some railings for the Lido in the MBP's latest bid to the Coastal Communities Fund. This without any consultation with GTC. The benefits are clear but the risk is that the public will see 'the Council spending money' on the Lido without actually doing anything with it. However the funding, if successful, is one of

TOWN COUNCIL OF GRANGE – OVER – SANDS

C14/23 Cont.

those use it or lose it things i.e. if not spent on something like the railings (art) installation we would not get anything. GTC needs to be clear where and why the funding is coming.

Cllr Greenway also reported that:

- The Chair of the Lido Project Group had said notes of the Lido meetings could go on the GTC website in due course, but we haven't had them from this last meeting yet
- A progress report should be going to Cabinet late this year.
- In essence, a package of evidence is being accumulated from a variety of sources and once complete there will be enough to then make an informed evidence based decision on how to move forwards.

Cllr Greenway said that she would be pushing for more exploration about other ways of improving or developing the Lido.

RESOLVED

- SLDC are asked that the Interim report to Cabinet is made available so it can be circulated to councillors.
- SLDC are asked to pay for short article in Grange Now explaining what is happening at the Lido.
- The back minutes to the Lido Project Group are put on the Council website.
- SLDC are asked whether one or more extra GTC members could join the Lido Project Group.
- SLDC are asked if more promotional material could be made available about the Lido and the Morecambe Bay Partnerships railings project.

b. SLDC Overview and Scrutiny Committee Meeting

13

MEMBERS An oral report from Cllr. Thorne.

NOTED

c. CCC Countryside Access meeting

MEMBERS An oral report from Cllr. McCall.

NOTED

RESOLVED Paths Programme of Works would be requested from Cumbria County Council.

C14/124

Car Parking

14

Members considered endorsing the support from SLDC to boost the business economy of Grange, in December 2014, by offering reduced parking fees in all Grange car parks on Saturdays in December.

RESOLVED

- Grange Town Members endorsed the support from SLDC to boost the business economy of Grange, in December 2014, by offering reduced parking fees in all Grange car parks on Saturdays in December.
- The parking should be promoted and this would be followed up with SLDC.

TOWN COUNCIL OF GRANGE-OVER-SANDS

To consider and note the six month Financial Report to 30 September 2014 and Victoria Hall Grant Report.

MEMBERS

i. An oral report from the Town Clerk.

NOTED

ii. That the six month Financial Report included accrued income representing the Victoria Hall Grant from SLDC, which had not been received yet.

RESOLVED

i. The six month Financial Report to 30 September 2014 was approved as follows.

ii. GTC would correspond with SLDC to discuss the grant and correspondence with SLDC would come from Cllr. Harvey as Council Leader.

C14/125 Cont. Budget Monitoring 6 months to 30 September 2014

	50%						
	Budget for year £	Budget to date £	Actual to date £	Variance £	Budget spend to date %	Comments	
INCOME							
Precept	142,231	71,116	142,231	71,116	100%	Full Year	
Interest Received	180	90	84	(6)	47%	Interest from Unity Bank	
Grant Receipts - Running Costs SLDC	51,500	25,750	25,875	125	50%	Toilets & V Hall Community toilet + accrued V Hall	
Grant Receipts - General	8,498	4,249	10,549	6,300	124%	Grants - SLDC C Tax (£8498) & DCLG (£6300)	
Donations Received	600	300	798	498	133%	Band Concert sponsorship (season closed)	
Rent Receipts	8,990	4,495	4,166	(329)	46%	Billing timing variance	
Room Hire Receipts	9,000	4,500	3,268	(1,232)	36%	Reduced 'one-off' bookings	
Sale of Goods	9,000	4,500	4,246	(254)	47%		
Promotions and Advertising Income	150	75	-	(75)	0%		
Commission Received	850	425	555	130	65%	IC event ticket sales	
Toilet Entry Fees	8,300	4,150	5,606	1,456	68%	No toilet closures	
	<u>239,299</u>	<u>119,650</u>	<u>197,378</u>	<u>77,729</u>	<u>82%</u>		

TOWN COUNCIL OF GRANGE-OVER-SANDS

C14/125 Cont. EXPENDITURE	Budget for year £	Budget to date £	Actual to date £	Variance £	Budget spend to date %	Comments
Purchases						
Stock Purchases	3,600	1,800	2,395	595	67%	Re-stocking for new season
	3,600	1,800	2,395	595	67%	
Direct Expenses						
Volunteer's Expenses	160	80	147	67	92%	
Musicians' Fees	1,400	700	1,610	910	115%	End of band concert season
Mobile Toilets	400	200	365	165	91%	Band concerts (2 extra concerts)
	1,960	980	2,122	1,142	108%	
Overheads						
Salaries	105,461	52,731	49,635	(3,096)	47%	Less use of additional staff/front of house hours
Printing and Stationery	1,150	575	446	(129)	39%	
Postage	350	175	171	(4)	49%	
Water	4,505	2,253	2,277	25	51%	Rateable Value inc. (correction by UU) V Hall
Business Rates	8,261	4,131	3,563	(568)	43%	Business rates re-assessed
Telephone	950	475	437	(38)	46%	IC billing - log maintained
Insurance	5,786	2,893	2,166	(727)	37%	Prom Youth/Rec Ground insurance cover
Advertising	400	200	-	(200)	0%	
Subscriptions	800	400	786	386	98%	TClerk & DTclerk SLCC/Council CALC
Information Technology	7,000	3,500	4,538	1,038	65%	b/f balance for office refurbishment
Travelling Expenses	600	300	103	(197)	17%	
Training Expenses	600	300	111	(189)	19%	
Civic Expenses	2,000	1,000	357	(643)	18%	b/f April Chairman/Mayors' allowance
Sundries	100	50	8	(42)	8%	
Bank Charges	100	50	-	(50)	0%	

TOWN COUNCIL OF GRANGE-OVER-SANDS

C14/125 cont.	Budget for year £	Budget to date £	Actual to date £	Variance £	Budget spend to date %	Comments
Overheads						
Audit Fees	1,300	650	862	212	66%	Year-end audit
Accountancy Fees	4,000	2,000	2,965	965	74%	2013-14 year-end
Gas	6,548	3,274	523	(2,751)	8%	Summer usage
Electricity	4,525	2,263	1,159	(1,104)	26%	Summer usage
Repairs and Maintenance	27,800	13,900	9,038	(4,862)	33%	
Professional Fees – Non Financial	2,600	1,300	1,200	(100)	46%	Invoiced for full year - paid monthly
Toiletries and Cleaning Materials	450	225	460	235	102%	Bulk purchasing at beginning of year
Rent Payable	635	318	636	319	100%	Allotments & Bandstand full year IC Barclaycard machine - increased activity
Card Handling Charges	200	100	122	22	61%	
Cleaning	15,900	7,950	7,950	0	50%	Public Conveniences - invoice dating variance
Communications	2,530	1,265	386	(879)	15%	
Lengthsman	7,500	3,750	2,431	(1,319)	32%	
Grants to Local Groups	2,000	1,000	500	(500)	25%	
Parish Election Costs	1,200	600	1,319	719	110%	One payment - beginning of financial year
PWLB Loan Interest Paid	1,073	537	537	0	50%	
Pensions	1,500	750	-	(750)	0%	
Projects	6,000	3,000	705	(2,295)	12%	Bandstand speakers improvements
	223,824	111,912	95,391	(16,521)	43%	
Net profit	9,915	4,957	*97,470			

Note: *includes accrued income

TOWN COUNCIL OF GRANGE-OVER-SANDS

Minutes Ref:		Agenda no.
C14/126	Draft Priorities	16
<u>MEMBERS NOTED</u>	<ul style="list-style-type: none">i. An oral report from the Town Clerk.ii. That the priorities were linked to reports for meetings.iii. That priorities should also reflect the core business activities and functions of the Council.	
<u>RESOLVED</u>	<ul style="list-style-type: none">i. Councillors would email feedback to the Town Clerk.ii. Cllr Brennand and the Town Clerk to continue to work together on the draft document and keep members informed on progress.	
C14/127	Draft Budget	17
<u>MEMBERS NOTED</u>	<ul style="list-style-type: none">i. An oral report from the Town Clerk, noting that the Personnel Committee would be confirming the salary budget.ii. That an end of season report from the Prom Youth Group had been requested to allow the budget to be set.iii. That the draft budget was a working document which would be re-considered at the next Full Council meeting.iv. That the budget for 15/16 must be resolved in January 2015.	
C14/128	Next Meeting	18
<u>MEMBERS NOTED</u>	<p>That the next Full Council Meeting would be held at:</p> <p>Monday 8 December 2014, 7.00pm Victoria Hall, Main Street, Grange-over-Sands</p>	

There being no further business, the meeting closed at 9.25pm

Signed:

Date:

Chair of Grange-over-Sands Town Council