

# 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 January 2024 commencing at 7.00 pm.

**Present:** Cllr. R. Handley – Chair  
Cllr. J. Greenway, Cllr. T. Thomas, Cllr. A. Walmsley, Cllr. C. Logan,  
Cllr. E. Walmsley, Cllr. J. Mason, Cllr. A. Speight.  
Mrs. C. Benbow – Town Clerk

**In attendance:** 4 Members of the Public

Before the meeting, the Chairman invited everyone to join him for a moment of silent reflection, in memory of Pauline Turner, who sadly died suddenly on New Years Eve.

Pauline was the leader of the Prom Gardeners for many years. She will be much missed in our community.

Minute Ref:	Agenda No:
C23/143 Apologies for Absence	1

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

### RESOLVED

That apologies from Cllr. Mason who was absent due to other commitments were approved.

## TOWN COUNCIL OF GRANGE-OVER-SANDS

### C23/144 Public Participation: Public Have Your Say 2

**Resident 1** Made representation to members, regarding Item 7(a) Planning Application, 2023/1026/FPA, speaking, as the applicant, in support of the amended application.

**Resident 2** Made representation to members, speaking on behalf of Peninsula Environment Action Together (PEAT), informing the meeting that progress has been made with their 'Greener Grange' funding bid and requesting a meeting with the Town Council to discuss the project.

**Council Response** The Chairman responded that a meeting would be organised.

### C23/145 Reports 3

#### Westmorland and Furness Council Report

There was no representation from the Unitary Council - Unitary Councillors Jenny Boak and Peter Endors sent apologies.

#### Mayor's Report

Mayor Cllr. Roger Handley reported he would be planting the oak tree in Park Road Gardens, to commemorate the coronation of King Charles III.

### C23/146 Minutes of the Previous Meeting 4

**RESOLVED** That the Minutes of the Meeting of the Town Council held on Monday 12 December 2023 were accepted as a true record.

### C23/147 Declarations of Interests and Dispensations 5

**NOTED** Cllr. Thomas declared a non-pecuniary interest in that she lives next door to Planning Application 7 (a) 2023/1026/FPA.

# TOWN COUNCIL OF GRANGE-OVER-SANDS

C23/148 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.

C23/149 Planning Report

7

**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. 2023/1026/FPA  
Full Application  
Garden of Pine Trees Fernleigh Road GRANGE-OVER-SANDS LA11 7HG  
Proposed dwelling with associated works (Resubmission of SL/2023/0468)

**RESOLVED  
NO OBJECTION**

- b. 2023/1155/FPA  
Full Application  
Monton 10 Cart Lane GRANGE-OVER-SANDS LA11 7AB  
Variation of condition 1 (Replacement of two of the south-east facing dormer windows, currently obscure glazed with clear glass) attached to allowed appeal A reference APP/MO933/C22/3293807.

**RESOLVED  
OBJECTION**

Grange Town Council reiterates all previous objections to this application.

- c. 2023/1100/NMA  
FORMER AGE CONCERN UK LINDALE ROAD GRANGE-OVER-SANDS LA11 6EE  
Application for a non-material amendment following a grant of planning permission SL/2019/0758 (Demolition of existing buildings and erection of convenience store, petrol filling station including underground fuel storage tanks, works to the existing culvert and associated access, car parking and landscaping.  
Non-Material Amendment

**RESOLVED  
NO OBJECTION**

## TOWN COUNCIL OF GRANGE-OVER-SANDS

Members noted that Unitary Cllr. Endor had requested of WFC that the Abbot Hall Planning Applications were heard by the Planning Committee, and decisions made by them rather than delegated to officers.

Members noted that GTC had received extension to comment deadline.

d. SL/2023/0687

OWNERS ACCOMMODATION LAMBERT MANOR KIRKHEAD ROAD GRANGE-OVER-SANDS LA11 7BG

Variation of conditions 2 (approved plans) 4 (external windows and door, roof lights and any external woodwork) & 5 (roof lights) attached to planning permission SL/2022/0689 (Change of use of former stable block to holiday let accommodation with part demolition of first floor link structure, car port with car parking and photovoltaic panels with associated infrastructure and ancillary facilities)  
Full Application

**RESOLVED**

**NO OBJECTION**

e. 2023/1117/FPA

Abbott Hall Lambert Manor Kirkhead Road GRANGE-OVER SANDS LA11 7BG

Change of use of former hotel and ground including: the use of Abbot Hall as a single residence; part-demolition of unsympathetic hotel extensions; removal of existing lodges and installation of replacement and additional cabins; provision of staff accommodation and maintenance building; erection of a new self-build residence; erection of terrace on Kirkhead Road frontage adjacent to Kents Bank Train Station to accommodation seasonal cafe; reinstatement of greenhouse and folly as a function room; and redesigned swimming pool building, with enhanced landscaping, associated infrastructure and ancillary facilities.

**RESOLVED**

**OBJECTION**

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

1. **Biodiversity and Natural Environment**

The assessment of biodiversity around the proposed site of the house fails to assess the impact on wildlife.

Developing the top field would destroy the recognised green wildlife corridor running from Wartbarrow (County Wildlife Site, Limestone Pavement Order, Site of Invertebrate Significance) via Long Greaves Wood (Limestone Pavement Order), the coppice on Greaves Wood Road (Local Green Space), the woodland adjacent to Kirkhead Road and the top field to Kirkhead (Limestone Pavement Order, County Wildlife Site, Ancient Woodland).

The top field is a strategic location to enhance and maintain green connectivity in the area.

Building on this field would block the wildlife corridor and the destroy the routes for local mammals, birds, insects and flora.

# TOWN COUNCIL OF GRANGE-OVER-SANDS

Full details of the green corridor are in Policy 3 of Grange-over-Sands Neighbourhood Plan.

## 2. **Outside Development Boundary**

The top field is outside the Development Boundary of the Local Plan.

## 3. **Inappropriate Development – Holiday Cabins**

The proposed three holiday cabins in the woodland are sited on the boundary of the Kirkhead Estate, which does not belong to the applicant.

This is a tacit invitation to visitors to use Kirkhead as a recreation area and to trespass onto the area, which has no public access and is used for grazing stock.

The proposed cabins have no designated outdoor recreation area for children or off-lead space for dogs.

The Ecology Report recommends that a leaflet goes in each cabin. This is not sufficient to keep people out of Kirkhead and avoid damage to the environment.

## 4. **Licence Query**

The Town Council queries whether a caravan site licence would be required to operate this proposed business.

## 5. **Inappropriate Development – Greenhouse Function Room**

This would be inappropriate in a residential area due to late-night noise and traffic nuisance from open-air functions. It is too close to the centre of Kents Bank residential area.

## 6. **Inappropriate Development - Retail**

The decking platform, retail unit and seasonal refreshment vehicle are inappropriate, out of keeping with the local area.

The local post office and convenience shop was granted planning permission to convert to a residence on the evidence of lack of commercial viability. There is no strong business case to be made for part-time retail and no demonstration of benefit to the local community.

The developer's images of a night-time café-bar suggests noise, light and traffic nuisance for residents and wildlife.

The Town Council draws the applicant's attention to the fact that the Cross Bay walks do not start and finish at Kents Bank anymore.

## 7. **Highways**

The serving window in the proposed retail unit would cause congestion on the narrow pavement and be hazardous to traffic.

## 8. **Un-neighbourly Development**

The development offers very little to residents. The proposals do not compensate for the loss of the previous hotel's café, access to swimming pool and room hire opportunities.

## TOWN COUNCIL OF GRANGE-OVER-SANDS

f. 2023/1118/LBC

Listed Building Consent

Abbott Hall Lambert Manor Kirkhead Road GRANGE-OVER SANDS LA11 7BG

Change of use of former hotel and ground including: the use of Abbot Hall as a single residence; part-demolition of unsympathetic hotel extensions; removal of existing lodges and installation of replacement and additional cabins; provision of staff accommodation and maintenance building; erection of a new self-build residence; erection of terrace on Kirkhead Road frontage adjacent to Kents Bank Train Station to accommodation seasonal cafe; reinstatement of greenhouse and folly as a function room; and redesigned swimming pool building, with enhanced landscaping, associated infrastructure and ancillary facilities.

**RESOLVED**

**OBJECTION**

Grange Town Council OBJECTS to the application on grounds of design, appearance and use of materials, specifically:

1. The proposed use of red brick in the development is incongruous, and inappropriate, as it is out of keeping with the character of the listed property.
2. The proposed retail unit is inappropriate in the context of a listed building; it would be detrimental to the quality of the listed building as it is entirely unsympathetic to the local design.

g. 2023/1200/FPA

Full Application

3, Berriedale Terrace GRANGE-OVER-SANDS LA11 6ER

Demolition of existing dormer and constructing new dormer, Internal reconfiguration, front and rear glazed lean-to roof structures.

**RESOLVED**

**OBJECTION**

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

1. The extension is out of scale with the existing building, is too big for the size of the house and is out of keeping with neighbouring properties.
2. The use of copper cladding is out of keeping with the Conservation Area.

h. 2023/1189/FPA

Full Application

Fairlie 11 Fernhill Road GRANGE-OVER-SANDS LA11 7JD

Extension & alterations, extension of terrace and new summer house (Resubmission of SL/2023/0739)

**RESOLVED**

**NO OBJECTION**

# TOWN COUNCIL OF GRANGE-OVER-SANDS

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

- a. SL/2023/0667 FELLBANK, GREAT HEADS ROAD Full Application Approved with Conditions.
- b. SL/2023/0743 GRANGE-OVER-SANDS LIDO, THE PROMENADE Listed Building Consent Approved with Conditions.
- c. SL/2023/0288 GRANGE LIDO, THE PROMENADE Listed Building Consent Approved with Conditions.
- d. SL/2023/0706 REFLECTIONS, 14 CAT TREE ROAD Full Application Approved with Conditions.
- e. SL/2023/0497 RED ROOFS, 46 CART LANE Full Application Approved with Conditions.
- f. SL/2023/0556 ROCKLANDS, RD. Lawful Dev. Certificate - Proposed Use Approved.
- g. SL/2023/0784 GRANGE-OVER-SANDS LIDO, THE PROMENADE, Non-Material Amendment Non-Material Amendment Approved.

### C23/150 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.

#### 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. Logan and Mason would verify the invoices and payments for the next payment period.

# TOWN COUNCIL OF GRANGE-OVER-SANDS

## e. Identification of Councillors to complete online authorisation of payments

**RESOLVED** That Cllrs. A. Walmsley and Handley 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**

**January 2024**

**Accounts for Payment**

**Bank Account No. 1 - Direct Debit**

**Bank Account No. 1 - Cheque**

**Total Bank Account No. 1**

**£**

-

-

**£**

-

**Bank Account No. 2 - Direct Debits**

241	Lloyds Bank Plc - Card Dec 2023 - Monthly fee	3.00	
241a	Festive Productions - 60m Gold tinsel	58.49	
241b	Green Magic - Sign holders	99.65	161.14
242	WFC - 10/10 Non Dom Rates V Hall		603.00
243	WFC - 10/10 Non Dom Rates Rooms 1 & 3 / Council office		162.00
244	WFC - 10/10 Non Dom Rates Room 4		92.00
245	Npower - Elec V Hall 01/11-30/11/23		642.25
246	Npower - Elec Church Hill PC 01/11-30/11/23		80.73
247	Npower - Elec Prom PC 01/11-30/11/23		45.57
248	Npower - Elec Xmas Tree lights 01/11-30/11/23 (recoverable)		11.74
249	Corona Energy - Gas V Hall 01/11-01/12/23		2,699.03
250	Sage - Support 01/01-31/01/24		100.80
251	Waterplus - V Hall 28/11-06/12/23		164.66
252	Waterplus - Orn Gdns PC 07/11-07/12/23		76.54
253	Waterplus - Church Hill PC 07/11-07/12/23		38.24
254	BT - Tel & Broadband - Rental to 31/01/24 Calls to 21/12/23		49.18

**Bank Account No. 2 - Direct Bank Payments**

255	Lancasters - Curtain rail, paint, brushes, plastic tubs with lids & keys		156.30
256	Viking - Paper, stapler & tape dispenser		139.68
257	Sinkfall Recycling - Skip for lengthsman 1 of 2	212.00	
258	Sinkfall Recycling - Skip for lengthsman 2 of 2	212.00	424.00
259	Abi & Tom's - Christmas Tree		75.00
260	KTD - 2 x laptops MS 365 annual fee 17/01/24-16/01/25	296.64	
261	KTD - Dell laptop, monitor & MS 365 support (app'd C23/132f(i))	1,547.18	
262	KTD - Photocopying 30/11/23-29/12/23	16.77	1,860.59
263	Treble3 - Website investigation		24.00
264	WFC - Premises Licence V Hall 2023-24		180.00
265	Healthmatic - PC cleaning 01/01-31/01/24		1,500.00
266	Public Conveniences - refund		0.30
267	Robinsons - Xmas tree lights repaired & refitted (recoverable)		1,130.32

**Total Bank Account No. 2**

**£10,417.07**

**Total Accounts**

**£10,417.07**

# TOWN COUNCIL OF GRANGE-OVER-SANDS

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

<b>Total Salaries</b>	<b>£ 7,573.76</b>
HMRC PAYE & NI - Tax Month 9	3,172.16
LG Pension Scheme Month 9 - Employer payment	3,372.55
	<b>£ 14,118.47</b>
<b>Total Bank Account No. 2</b>	<b>£ 24,535.54</b>
<b>Total all payments for approval</b>	<b>£ 24,535.54</b>

## Accounts paid in previous month

### Bank Account No. 1

#### Direct Debits

#### Cheques

### Bank Account No. 2

#### Direct Debits

### Direct Bank Payments

<b>Total Accounts paid in previous month</b>	<b>£ -</b>
<b>Grand Total</b>	<b>£ 24,535.54</b>
<b>Bank Balances</b>	
Bank Account No. 1 As at 31/12/23	197,540.12
Bank Account No. 2 As at 31/12/23	148,555.94

## Transfer to Petty Cash account to replenish float

Signed (Chairman) .....

Dated.....

a. **Casual Vacancy**

Members noted that there is a casual vacancy on the Town Council. Anyone interested in getting involved is invited to contact the Town Clerk or the Chairman for more information, or see [www.grangeoversandstowncouncil.gov.uk](http://www.grangeoversandstowncouncil.gov.uk)

## TOWN COUNCIL OF GRANGE-OVER-SANDS

### b. Council Tax Base

Members noted that this is the number of dwellings liable for Council Tax, expressed as an equivalent number of band D dwellings for the Town. Westmorland and Furness Unitary Council (WFC) calculate the number. Any decrease or increase in properties will affect Council Tax bills. Previous draft 2024/25 budgets considered by the Town Council were calculated on the assumption that the Council Tax Base would remain at 2,171.08.

At the time of agenda publication, WFC had not confirmed the new tax base.

Members noted that WFC have now confirmed that the Council Tax base for 2024-25 is 2,169.59, a decrease of 1.49 properties. The draft budget was amended and circulated.

### c. Street Lighting Charge

Members noted that the Street Lighting Charge for 2023/24 was £18,811.17.

This is the money that shows on residents' bills as part of the GTC Council Tax demand.

However, it does not come to the Town Council. The Unitary Council retain it.

The calculations to show how the WFC Lighting Charge affects Council Tax bills for Grange residents cannot be done until the Precept demand is agreed and formally resolved.

Members noted that at the time of the meeting, WFC had not confirmed the charge for 2024/25.

### d. Council Tax Grant

Members noted that the Council Tax Grant is given by WFC to supplement the Precept. The Council Tax Grant for 2024/25 will be £7,849.93.

WFC have advised that 2024/25 is the final year of the Council Tax Support Grant.

This amount represents £3.62 per Band D household per year.

### e. Reserves Adjustment

Members noted that in August this year, Council resolved (C23/76) to put the £8,000 donation from the Victoria Hall Support Group in an earmarked reserve.

Members considered adjusting this reserve to pay for the repairs to the Victoria Hall roof, cost £5,759, leaving an earmarked reserve of £2,241.

### RESOLVED

That the reserves are adjusted to pay for the repairs to the Victoria Hall roof, cost £5,759, from the earmarked £8,000 donation from the Victoria Hall Support Group, leaving an earmarked reserve of £2,241 for use towards the Hall.

### f. Draft Budget and Precept 2024/25

Members considered the draft Budget and Precept 2024/25.

### RESOLVED

That the total amount for Parish Purposes (General Spending) before council tax grant was £235,114 and that Westmorland and Furness Unitary Council were requested to pay Grange-over-Sands Town Council a precept of £227,264.07 along with a grant of £7,849.93.

# TOWN COUNCIL OF GRANGE-OVER-SANDS

## g. Annual Leave Policy and Procedure

To approve the updated Annual Leave Policy and Procedure, as recommended by the Staffing Committee at their meeting on Wednesday 6 December 2023

### RESOLVED

That the updated Annual Leave Policy and Procedure, as recommended by the Staffing Committee at their meeting on Wednesday 6 December 2023 was approved.

<b>C23/152</b>	<b>Consultations</b>	<b>10</b>
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There were no consultations.

<b>C23/153</b>	<b>Updates from Members</b>	<b>11</b>
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Members received the following updates from Councillors on works in progress and meetings and events attended:

#### **Cllr. Greenway - Kents Bank Station and Foreshore Group**

The Group received a Gold Award in the Community Rail Awards and have been short-listed for overall winners. Kents Bank Station House library will be having an Open Day on Saturday 13 January 2024.

<b>C23/154</b>	<b>Victoria Hall</b>	<b>12</b>
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There were no updates to receive.

<b>C23/155</b>	<b>Westmorland and Furness Council Updates</b>	<b>13</b>
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#### **Ornamental Gardens**

Members noted that since meeting WFC in October, it has been reported to the Town Council that the condition of the paving slabs at the feeding area has deteriorated. This has been reported to WFC and they have been asked for the timescale for repairs.

<b>C23/156</b>	<b>Westmorland and Furness Council Speed Limit Policy</b>	<b>14</b>
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Members noted correspondence from WFC received via CALC on 4 December 2023 regarding their 20mph Speed Limit Policy and noted that correspondence was received, from a resident, after the agenda was published, requesting a 20mph limit for the whole town.

# TOWN COUNCIL OF GRANGE-OVER-SANDS

## RESOLVED

- i) That the Town Council would not be putting in an application for this first phase of 20mph speed limit applications. The deadline is 16 February 2024, and a case would need to be built, evidence found, and presented, as part of the application.
- ii) That there are a number of places where 20mph may be appropriate in Grange and some of these are on 'B' roads, which are usually excluded from a 20mph scheme, and that the Westmorland and Furness Highways officer would be consulted to discuss possibilities.
- iii) That the support and involvement of local WFC Councillors was required to make an application and this has not yet been sought. No Unitary Councillors were at the meeting.

**C23/157 Tim Farron MP correspondence received 8 December 2023.**

**15**

Members considered correspondence received 8 December 2023 regarding WFC Speed Limit Policy.

## RESOLVED

That the response to the query whether Grange Town Council would be putting in an application to WFC for 20mph speed limits would be as previous item C23/156 and that residents are asked to put forward their views and any information they have about where they would like 20mph speed limits to be put in place.

**C23/158 Westmorland and Furness Council and CALC '*Building Safe and Strong Communities*'**

**16**

Members noted correspondence from WF Councillor Virginia Taylor, Westmorland and Furness Council Cabinet Member for Sustainable Communities and Localities; and Councillor Mary Bradley Chair of Cumbria Association of Local Councils (CALC) received via CALC on 20 December 2023.

This correspondence is about the document WFC and CALC have jointly produced:

*'Building Safe and Strong Communities - Principles of collaboration between town and parish councils, Cumbria Association of Local Councils and Westmorland and Furness Council'.*

## TOWN COUNCIL OF GRANGE-OVER-SANDS

**C23/159**

**Christmas Lights**

**17**

Members noted the following update on the Christmas lights provided under contract by LITE Ltd:

The Lower Main Street display was out of action for most of the Christmas season. This was reported, and repaired in the early evening, on Saturday 23 December. Photographic evidence was submitted. Lite Ltd. learned of the subsequent failure of the lights on Tuesday 2 January.

Lite Ltd have apologised and offered to meet the Town Council.

### **RESOLVED**

That a meeting will be organised for February with Lite Ltd. Topics to discuss will include this year's performance and a review of how faults are reported to Lite during the Christmas holidays, as well as discussion about installation dates and timers.

**C23/160**

**Climate Change & Biodiversity Loss**

**18**

Members noted that CALC (Cumbrian Association of Local Councils) and CAfS (Cumbria Action for Sustainability) will be hosting a FREE on-line forum in relation to Climate Change and Biodiversity Loss, and how Town and Parish Councils can take action.

This will be held on Thursday 25 January 2024 at 7pm via Teams.

This is part of the Copeland Climate Champions project CALC & CAfS are currently delivering.

Cllrs. Greenway and Mason have registered to attend.

**C23/161**

**Next Meeting**

**19**

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

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

There being no further business, the meeting closed at 8.25 pm.

**Signed:**

**Dated:**

**Chair, Grange-over-Sands Town Council**