

**MINUTES OF A MEETING
OF KIRKBY LONSDALE TOWN COUNCIL
HELD IN THE BECTIVE ROOM
LUNESDALE HALL, KIRKBY LONSDALE
ON WEDNESDAY 20th AUGUST 2025 AT 7PM**

Present: Councillors Paul Cassell (Chairman), Nigel Martin, Malcolm Perrin, Braddan Quayle, Robin Ree, Stuart Taylor and Rachel Ward . Apologies for absence were accepted from Councillors Nick Hampson and Mike Marczynski..

Also in attendance: Westmorland & Furness Councillor Hazel Hodgson, nine members of the public and Town Clerk Kevin Price.

25/100 Public participation:

- a. Diana Sharratt and others spoke, as part of a group wishing to improve the look of the Swinemarket with floral decorations etc, as part of the town's regeneration plans. The Council resolved to assist in any way possible, including paying any reasonable costs involved.
- b. The applicant for planning 2025/1367/FPA (Land at Kittygill Lane Low Biggins.. Development of a single self build dwelling with residential amenity space, access, landscaping and associated works) spoke and provided details of the application the particularly problems association with this site.

25/101 Minutes:

The minutes of the meeting of 2nd July 2025 were approved and signed by the Chairman.

25/102 Requests for Dispensations: None.

25/103 Declarations of Interest:

Councillor Ree declared an interest should any matters be discussed regarding the CIC, or, singly, Councillor Ree in regard to the Lunesdale Hall.

25/104 Kirkby Lonsdale Recovery/Community Partnership:

Councillor Cassell gave a brief update and said that Councillor Rachel Ward will update the Council in future.

25/105 Ruskin's View/The Brow:

Councillor Perrin reported as follows:

Incidents / Adverse Events:

No Health and Safety incidents were reported during this period.

Environmental Concerns – River Lune

Reports of suspected pollution in the River Lune, initially raised with the Environment Agency (EA) in May 2025, remain unanswered. White foam continues to be observed floating on the river surface, particularly accumulating around Devil's Bridge. This remains a concern for the Technical Team, especially as swimmers continue to use the river, with no signage in place warning of potentially unsafe water conditions.

Action: KLTC to follow up with the Environment Agency and consult the Lune Rivers Trust for advice and potential next steps. - ongoing

Invasive Species – Japanese Knotweed & Himalayan Balsam

Dense growth of Japanese Knotweed and Himalayan Balsam has been identified at Lily Wood, on the northern edge of The Brow, adjacent to the River Lune. Although this area falls within the Underley Estate, the Technical Team commissioned Inspectas Land Remediation to carry out a comprehensive survey of the site at no cost. A detailed five-year management report with recommendations is available for information on the KLTC website.

If Stage 3 works (riverbank erosion protection) proceed, significant reduction of Knotweed will be required to enable access for heavy machinery. An estimated 80% reduction of the invasive species would cost approximately £24,000 over five years. This work has not yet been commissioned.

As both Knotweed and Balsam pose a risk of spreading via foot traffic into nearby residential areas, KLTC proposes installing a single fence panel to block a narrow track. This will help redirect pedestrians around the affected zone instead of through the plant.

Action: No action to be taken at this stage – consideration by KLTC ongoing.

Geotechnical Borehole Monitoring – Tender and Progress Update

Tender returns for Stage 2 – Borehole Installation and Monitoring have now been received from the four invited contractors:

- Murphy Geospatial – £79,000
- Central Alliance – £70,000
- Rogers Geotechnical – £57,000
- Soil Engineering – no return

Following review, Rogers Geotechnical have been appointed and will commence work on site 26th August 2025. The programme includes the installation of six boreholes to depths ranging between 10–20m, with an anticipated duration of approximately three weeks.

Total project costs, inclusive of geotechnical supervision by Keith Nicholls (covering site visits, technical advice, and reporting, at approx. £10,000), are projected to be in the region of £70,000 + VAT.

Highways Meeting – 5th August 2025

KLTC Technical Team met with W&F Highways Engineers Dan Chalmers and John Ingle on site. Discussions focused on the potential re-opening of The Brow footpath. Positive progress was made, with the following actions agreed:

- a. W&FC legal team to draft a Memorandum of Understanding (MoU) setting out responsibilities.
- b. KLTC: commitment to ongoing monitoring
- c. W&FC: commitment to footpath condition surveys, with a view to improving and maintaining the surface.
- d. W&FC to survey the stone retaining wall to the north, where footpath cracking is evident.
- e. W&FC to survey the St Mary's stone boundary/retaining wall, which runs the full length of the path.
- f. W&FC arboriculturist to inspect the mature sycamore tree on the slope, which shows signs of deterioration.
- g. KLTC to install fencing along the section of footpath to reduce the width for pedestrian access adjacent to the retaining wall.

The aim is to have the MoU in place and the footpath re-opened before 9th November 2025, ahead of any further closure enforcement orders from the Secretary of State.

Stage 1a – Tree Management and Vegetation Clearance

Craig Bradshaw and team have completed clearance of overgrown vegetation along walls and fencing, and removed moss, creating a safe and accessible working area for the borehole contractor.

Steel fence panels from the north viewing platform have been repositioned and fixed to prevent access onto unstable paving slabs.

Stage 1b – Surface Monitoring of The Brow

Malcolm Hughes Ltd continues to carry out surface level monitoring at three-month intervals. Data collected to date shows no significant movement along the footpath.

Stage 3 – Riverbank Erosion

No new developments to report this month.

Commercial Summary

The Friends of Ruskin's View (FRV) have been fully briefed on borehole installation costs and ongoing monitoring requirements. Project funds are held by FRV and will be made available to KLTC to cover all payments related to monitoring works.

25/106 Emergency Plan:

The final draft of the Community Emergency Plan had been circulated to all Councillors and it was resolved to adopt this.

25/107 Unauthorised development on Council land:

There had been unauthorised development on Council land in recent weeks. It was resolved that a letter would be sent to the person responsible, after consultation between and the Chairman, Deputy Chairman and the Town Clerk.

25/108 Planning sub-group:

The following applications were considered:

2025/1367/FPA Land at Kittygill Lane Low Biggins.. Development of a single self build dwelling with residential amenity space, access, landscaping and associated works.

Kirkby Lonsdale Town Council strongly recommends refusal:

- a. The lane is unsuitable for anything bigger than a light transit van.*
- b. The plot itself is well below the rest of the rest of the area and must be a flood risk.*
- c. The application includes installing a cattle grid into the existing gateway but this would be noisy and not serve any useful purpose.*
- d. It is believed that this plot was for many years used as a tip by locals and farmers so it would need exploration regarding possible contamination and maybe even unstable foundations.*
- e. The loss of green space should also be considered.*
- f. The lane does go through to the A65 but any regular traffic could cause problems.*

2025/1444/LBC and 2025/1443/FPA 11 Market Street. Listed Building Consent for the reinstatement of 11 Market Street including partial re-erection of building, internal refurbishment and installation of solar panels and air source heat pump. Approval recommended.

2025/1409/LBC and 2025/1340//HOU The Old Bakery, 2 Mitchelgate. Removal and replacement of the UPVC veranda with garden room. The removal of the single storey kitchen/dining roof to facilitate first floor extension above to create additional living space. Upgrade and repair of existing single glazed timber sliding sash windows to incorporate slimline glazed units. Internal remodelling and renovation works throughout. Approval recommended.

2025/1484?LBC Kirkby Lonsdale Library, Chapel Lane. Listed Building Consent for the replacement of two damaged timber windows. Approval recommended.

25/109 Terms of Agreement between the CIC and the Town Council:

- a. The revised documents will be circulated with the next agenda.
- b. The formal closure of the 're-charge system' and the clearance by the CIC of any outstanding balance owed to KLTC was noted. The Clerk said that amounts owing by both bodies had now been settled, after considerable work by both parties.

25/110 A65 footway:

A very preliminary enquiry regarding the feasibility of extending the footway along the side of the A65 in the Kendal direction beyond the vets and on as far as the business park and Kirkby Motors, had been received from a resident.

An email had also been received from Allan Muirhead, pointing out that an extension as far as Whoop Hall had been requested some years ago, but not granted.

It was resolved to make an initial approach to Westmorland & Furness Council Highways.

25/111 Reports:

Councillor Hodgson assisted the Council by participating in the meeting, to clarify issues where necessary. She suggested that direct contact is made, requesting cleaning of the gulleys in the town. She also mentioned the discussion taking place regarding devolution and the Public Space legislation at present publicised.

25/112 Finance:

- a. *It was resolved to pay the following accounts:*

Craig Bradshaw	£2,460.00	Maintenance contract
Lunesdale Hall	£66.00	Hire of hall
Information Commissioner's Office	£47.00	Annual subscription
Police Commissioner	£1,700.99	CCTV cameras – subscription
CTM Limited	£892.80	Ram installation
NEST Pension	£162.42	NEST pension payment
Craig Bradshaw	£2,460.00	Maintenance contract
Lunesdale Hall	£66.00	Hire of hall
K M Price	£163.80	Backpay

- b. The budget statement was presented by the Clerk.
- c. The Local Government Services Pay Agreement 2025-26 was considered and noted. (The Clerk at Kirkby Lonsdale is currently employed for 17 hours weekly, at Point 22 on the Salary Scale).

- d. Councillor Taylor said there has been a request for additional funding for the website, to cover rising costs – shared by the TIC, the Chamber of Trade and the Town Council. It was resolved to accept this, subject to a close watch being kept on the website costs.
- e. Queen's Square Fountain: - there was nothing further to report at present.

25/113 Correspondence:

Four letters had been received from John Peel and these had been acknowledged by the Clerk. It was felt, however, that answers had been given to the enquiries made, in the normal course of Council discussion and business.

25/114 Date of the next meeting:

It was resolved to cancel the meeting scheduled for 3rd September 2025, due to the very short gap between meetings.

The next meeting will be on Wednesday 8th October 2025 at 7pm at the Bective Room, Lunesdale Hall.

The remaining meetings this year are:

Wednesday 5th November

and

Wednesday 3rd December

After which the 2026 meetings are booked for the second Wednesday in each month – as usual.

The meeting closed at 8.50pm

Signed:

Dated: