

## MELLOR PARISH COUNCIL

Minutes of the Meeting held on 6<sup>th</sup> March 2025 which commenced at 19.52 pm at the Methodist Church, Mellor Lane following on from the Annual Parish Meeting

**Present** Cllrs: Claire Batty, Emma Dickinson-Gater, Ian Flaherty, John Fletcher, Susan Outhwaite, Robin Walsh, Clerk and 5 Members of the Public.

Appoint a Chair for the evening **John Fletcher continued as the Chair**

1. Apologies for absence.  
**Apologies accepted from Chair Bernard Murtagh who is unwell, Vice Chair Jennifer Proctor and Cllr Sharon Hughes who are away on holiday.**
2. To receive declarations of pecuniary or personal interest.  
**None**
3. Adjournment for the Public session (max 5 mins per person) maximum 15 minutes.  
**A resident asked Council if Mellor and Balderstone would be remaining in RVBC in relation to devolution and if there was an update on the Causeway Farm planning application.**
4. Reports
  - 4.1 County Council Alan Schofield updated Causeway Farm no report issued yet by Planning and RW has called it in.  
LCC cabinet meetings approved policy on highway gullies – over the next 2 years will attend to all but he urged residents to continue to report. Highways allocated £45m an extra £15m per year but Mellor Church Lane defects would not be addressed in the next financial year.  
Advised on the 2 tier system equivalent to unitary councils and the suggested directly elected Mayor. County Council elections are in May.
  - 4.2 Borough Councillor Walsh advised Causeway Farm – not gone to committee. RVBC budget set and planned to spend the reserves prior to being a unitary authority
5. Governance
  - 5.1 Co-option **no interested parties**
  - 5.2 Councillors consider the finance committee does not meet the terms of reference and is not required for a Council of this size. The Minutes of the last Finance Committee held in May 2024 were signed. **Resolved Mellor MPC no longer requires the finance committee.**
6. Approve Minutes  
**The Minutes of 5<sup>th</sup> February 2025 previously circulated were signed.**
7. Update on matters arising since the last Minutes not covered on this Agenda
  - 7.1 Defibrillator arrived Clerk liaised with the electrician. BT confirmed the supply is current but the electrician had to cancel. Will liaise to organise a new date.
  - 7.2 Final grant payment from RVBC arrived in the sum of £11,806
  - 7.3 Internal Auditor The Outside Office has been contacted to arrange the AGAR
8. To consider any Planning Applications:
 

**3/2025/0077 Stanley House Preston New Road Mellor**  
Variation of condition 2 (approved plans) on planning permission 3/2020/1059 New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting) including an increase in height of the overall building of 0.6m and an increase in size of the bedroom block by 80.9m sq overall.

**3/2025/0085 Stanley House Preston New Road Mellor**  
Variation of condition 2 (approved plans) on Listed Building Consent 3/2020/1060 New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting) including an increase in height of the overall building of 0.6m and an increase in size of the bedroom block by 80.9m sq overall.

Council had been invited by the Applicant to view the areas in relation to the planning applications. Circulated by the Clerk prior.

**Resolved by Council to accept the offer to attend in April and in the interim instructed the Clerk to write to the Planning Officer and Agent and ask for a further extension to defer the decision on both applications and to outline their initial concerns in any event.**

**3/2025/0088 Lower Reaps Farm Whinney Lane Mellor BB2 7EL**

Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. **No comments made or received.**

**3/2025/0089 Lower Reaps Farm Whinney Lane Mellor BB2 7EL** Variation of condition 2 (approved plans) of listed building consent 3/2022/1166 for proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. **No comments made or received.**

9. To debate and consider the Grass Cutting contract with RVBC
  - 9.1 Council debated increasing the frequency of grass cutting by RVBC at the play area during the summer months and associated costs. **Resolved 4 extra cuts Clerk to instruct and enquire on costs.**
  - 9.2 Council considered the request made by MCA of adding the cutting of the small, grassed area to the east side of the Village Hall within the existing grass cutting contract with RVBC and associated costs for the Council. **Resolved Clerk to enquire whether this is within the current contract and instruct to RVBC cut the area.**
10. Biodiversity Grant considered the purchase of bat boxes to be built by the Girl Guides Following debate **resolved to purchase 17 at £17 a total of £289 plus delivery £12.50 vat £60.30 totalling £361.80**
11. Footpath2020 Initiative  
Council considered and **Resolved the purchase of 5 stakes for the Millenium Beacon at a cost of £131.50 plus VAT £26.30 from Local Delivery Scheme Grant In accordance with Fin Reg 5.1 5.10 (Clerk had endeavoured to find 3 quotes)**
12. Bench repair Mellor Brow  
Consider and debated renewing the rotten wooden slats on the bench in the sum of £288 plus VAT £57.60 Fin Regs 5.1 5.10 Clerk had endeavoured to find 3 quotes.  
**Resolved to go ahead with RIT Excavations cost £345**
13. Finance  
Council approved the bank balance Lloyds Bank balance £32,451.89 and payments made.
  - 13.1 Payments by bank transfer.
    - a. Easy websites March 36.96 DD
    - b. Clerk salary Standing Order 2<sup>nd</sup> of the Month February M Russell £866.84
    - c. Handyman Standing Order 2<sup>nd</sup> of the Month February T Sturgess £188.00
  - 13.2 Council approved payments to be made by bank transfer.
    - a. Room hire Methodist Church February £26.00
    - b. Room hire Methodist Church March £39.00
    - c. Bat boxes £361.80 incl VAT of £60.30
    - d. RIT Excavations Ltd wooden stakes x 5 for footpath signs £157.80 incl VAT of £26.30
    - e. RIT Excavation Ltd renewal of slats £345.00 incl VAT of £57.60
14. MCA request to hold an event with alcohol 5th April will be applying for a TEN.  
**Resolved to be in order permission granted.**

The Meeting closed at 20.43

The next Meeting will be held on 3<sup>rd</sup> April 2025 at 7.00 pm at Mellor Methodist Church.

Dated 28<sup>th</sup> March 2025