

Minutes of Stathern Parish Council meeting
7pm Tuesday 13th August 2019 in The Plough function room

Present: Cllrs Bray, Humberstone, Ramsay, O'Donoghue, Underwood, Evans, Steadman, Rhodes
Clerk: J Collins.

Members of the public: 29

Members of the public are given the opportunity to address the Council

Parking and street lighting – On Blacksmith End there are 6 properties without driveways who have difficulty parking. Staff from The Brambles are often parked on the road sometimes for their whole shift including overnight, they have their own parking area onsite. With the village getting busier it is a concern. A resident with a hidden disability is not able to park near their house, due to other vehicles parked in the area, could a resident parking area be considered? This can be investigated.

Lighting – With the plan to change the street lighting to LED, a resident would like the light near their property not to change to LED as this will have an effect on their health. The light near Blacksmith End will be left. Look into saving the removed old bulbs that are next changed.

Tofts Hill planning application – Helen Broadhurst of Vale planning and her team are present and willing to answer any questions

Questions and comments from the public

- Key point is Tofts hill is a beautiful place to look over the village to the church and across the vale, a setting that is enjoyed by many walkers, bikers, riders, children and is an asset to the village. Building up the hill will change this view and setting of the village looking down from Tofts Hill and the woods as well as looking up to Stathern Woods from the village.
- It contravenes elements of the local plan, SS3 There should be an evidenced defined local need. This is not evident. Stathern has an allocation of 75 against the need on the local plan of 71 already. EN1 & EN6 the setting of village and the impact of approach and tranquillity.
- Objections are vast and growing by the day, there were 24 objections logged this morning. Not a single resident spoken to in the village is in favour of this application
- Concern over access for emergency services like fire engines, the plans show bin drop off points, is a fire engine able get right into the site? There has been an issue of fire engines accessing Birds Lane already, as it is used for parking
- Both access sites are a concern, they are in particularly difficult areas and increased traffic will be a major problem. Residents of Tofts Hill have difficulty getting access to their driveways now. During the winter months of ice and or snow vehicles are not able get up Tofts Hill and have to park on Red lion street, The Green and Church Lane.
- Why are there 48 parking spaces, this is a concern that the intention is to add to the buildings
- With the police report asking for CCTV and burglar alarms on all properties do they think it is creating a haven for crime?
- If the concerns of the views have been considered why is there a 3 story dwelling off Green Lane and many of the others have the roof space to become 3 story.
- The 2 replacement dwellings can barely be considered replacement, they are not on the footprint of the existing dwellings
- The buildings will be on a terraced plot going up the hill, making the heights even higher and blocking the view completely from the village of the woods and beyond

Responses from developers

- We recognise it is an edge of village location and it is valued by the community, a visual impact assessment has been undertaken, they feel it is the least sensitive area of the village and based on Melton's report it is a medium to low impact area.
- SS3 Is for unallocated 'windfall' sites within sustainable settlements, which allow for up to 10 dwellings.
- There are 2 driveways with a turning head at the far end to allow in and out access for fire engines and deliveries
- They will be private roads or driveways
- The parking allocation is to give sufficient parking to each plot these include the garage spaces and are intended to prevent parking on the driveways
- Bin collection points are in case the authorities do not want to come onto the site
- The 5 houses recently built on the neighbouring plot are 2.5 story, we have 5 or 6 2 story units as 2 story or more and 5 bungalows

A Cllr highlighted the parking of delivery vehicles on the STAT2 development to Chris Newington of Redmile. This morning there were 3 lorries on the bend on Harby Lane outside the site, an email was sent to Redmile this morning but had no response – Mr Newington apologised for this and said they had previously spoken to their suppliers. They are trying to get the entrance road up in the next few weeks

Cllr Rhodes explained that with the new ministers, LCC are now working on fair funding with the chief secretary to the treasury, further meetings will begin in September.

Actions; Clerk to look into resident parking area's
Clerk to write to The Brambles about their parking
Clerk to note the light on Blacksmith End is not to change to LED, old bulbs to be retained

229. Apologies for absence

Cllr Smith

230. Minutes of the Meeting held on the 9th July 2019

The minutes of the meeting, copies of which had been previously circulated to Members. *Resolved* as an accurate representation and signed by the Chair

231. Declarations of interest and dispensations

To be declared during the agenda item if applicable.

232. Receipt of SRA committee meeting minutes

SRA held a wash up meeting following on from party in the park, next committee meeting date to be set

233. Receipt of Stathern Neighbourhood plan advisory committee meeting minutes

A copy of minutes has been emailed to Cllrs.

The last meeting was held on 2nd Aug. There will be a Face Book page and twitter account for Stathern NHP. Key dates are; the open event is set for 20th Sept. in WMI, this is for the whole village and will explain what the NHP is about, and the structure of how it will take shape going forward. This will be followed by a theme group meeting on 4th Oct. Consultants will help steer 3 theme groups of

234. Request to formally engage Your Locale to deliver NHP at not more than £14000. Funding of £9000 has been secured

PC will take this into account in the budget and financial planning, Cllr Underwood attended a planning training session – there was representatives of a PC that had commissioned a traffic survey, they spent £7000. and gained nothing, they will send across their brief to Cllr. Underwood. *Resolved* to engage Your Locale

Actions; Cllr Underwood to share traffic survey brief

235. Receipt of WMI committee meeting minutes

WMI AGM minutes are on file and a copy of the accounts have been emailed to Cllrs. This item is not needed on every monthly agenda. Receiving of WMI minutes is a courtesy rather than a requirement. *Resolved* to put on agenda in line with WMI meetings rather than every month

Actions; Clerk to circulate a list of the WMI officers to Cllrs. and check meeting dates for WMI, put item on PC agenda in line with these meetings

236. Correspondence / Planning Applications, including those received prior to the meeting

Planning Applications

19/00741/FUL Tofts Hill, Full planning application for the demolition of 2 existing dwellings and a barn, and their replacement with 2 new dwellings, and the erection of a further 10 new dwellings, with associated private access driveways.

- Concerns raised of threat to life due to difficulty of access for emergency vehicles
- The other side of the shed in the field above used to be the village water supply and still flows
- The application on field above was turned down, appealed and turned down again, this is not the same site but is adjacent.
- If this is built the view of the woods from the village will disappear
- With more than 10 objections is will go to committee
- view of wood will be very much changed
- It will only be practical to build on this site by terracing and building retaining walls, this changes the setting of the village.
- comments close on Fri 16th not as stated on the planning portal as an extension was requested and is confirmed in an email
- Cllr. Bray read out a proposed letter of objection, all Cllrs. agree this is to be submitted
- This is only 1 objection and can
Resolved to object to this application and post a link to the objection no the PC website

Actions; Clerk submit the PC objection letter and post a link to it on the PC website

19/00787/TCA The Old Reading Room 15 Church Lane, T1 Apple tree to be re-pollard to allow more light onto the garden

Resolved to agree with this and make no comment on this application

Correspondence

- Domain name is due for renewal – *Resolved* to renew at a cost of £19.18
- Temporary closure of Water Lane to allow repairs to The Rectory wall
- Letter from WI asking for £200 donation towards the 59's lunch in September. Covered in item 240 of this agenda
- Letter from MBC to say 5500 tonnes of recycling waste is rejected due to contamination, please can residents get it right
- MBC Melton developer supplementary planning document scoping report – sent to Cllrs on 2nd Aug

Actions; Clerk to post recycling details on notice board

237. Allotments 1 & 18 – Consider quote for fencing boundary between allotments 1 & 3. Removal of fence by path to facilitate clearance of allotments 1 & 18 as well as clearing items left by previous tenant.

Cllr Bray offered to close the meeting, Ms Canning (tenant) declined this offer.

Cllr Bray explained the allotment has not been cleared, and is beyond the extended dates given for this. PC need to decide how to move forward with this to have it cleared.

Tenant comments that she works and has not been able to get labour, she has been unwell and there has been extreme weather which has prevented her from doing the work or anyone being employed by her doing the work. The shed was erected by the previous owners and she paid them for it when she bought her house. There is a lot to do and considering her situation she feels she hasn't been given enough time to do it.

Cllr Bray asked if she is offering to get it done – tenant says she is, but she has a problem with finances and cannot afford to pay for it to be done or do it herself.

PC could give another month but are concerned this would cause more stress and financial cost for her.

The tenant was asked if the shed could be re positioned on Allotment 3 (behind house), the tenant is not able to pay to get it moved, PC offered to bear the cost of moving the shed. Tenant doesn't think there is room to put in on allotment 3

Tenant wishes to retain her items

Cllr Ramsay states this tenant has been given 18 months to sort this out and the position is the same now as it was 18 months ago

The tenant left the meeting

The PC cannot move the shed to allotment 3 for her if she refuses to give a space to move it to.

Cllr Humberstone will make contact with tenant and see if she will allow PC to put her shed and green house onto allotment 3.

Quote to fence the side of allotment 3 is £300,

Quote for moving items to allotment 3 if shed and green house are empty £100

Quote for clearing allotment (grass cutting and removal, removal of existing fence, removal of brambles etc, cutting inside of hedge £400

Quote to remove tenants items and dispose of (this is subject to change depending on there being any contents left in the shed and green house as this would require a skip at extra cost) £400

Resolved that Cllr Humberstone tries to talk to tenant regarding moving the shed and green house onto allotment 3, otherwise move forward with clearing at the next meeting

Actions; Cllr Humberstone talk to tenant
Clerk to add to next agenda

238. Allotments – Review of rent and tenancy agreement. Allotment inspection

- Item 11b of the tenancy agreement. It is important to make clear you're not looking for a breach of both clauses, it is either or both of. This alteration is to protect the council against any

claim on items after tenancy has ended. *Resolved* to make adjustments to item 11b of the tenancy agreement.

-Water on the allotments is being left live on the allotments and it is metered. Add to tenancy renewal letters that the water is on a meter so must not be left on. *Resolved* to add to the tenancy renewal letter.

-Rent review, Cllr Ramsay, Underwood, and Bray declare an interest. Before making a rent increase, Cllrs would like to see income and outgoings for allotments before a decision is made, as well as what prices other villages are charging and if they have gone up. *Resolved* to investigate before a decision on pricing is made.

- New tenant on allotment 5 has applied to replace several wooden panels near to her house on both sides of the allotment due to the current fence being in a poor state of repair, they have also applied to fit a new gate at the end of #5 accessing onto the allotments to replace a wire and nail gate that is there. *Resolved* that the fence panels and gate can be erected on allotment 5.

Action; Clerk make the agreed alteration to the tenancy agreement and prepare the new tenancies
Clerk add water usage to the annual tenancy letter to go out after the next meeting
Clerk to collate figures for the allotments, and research prices charged by other villages. For the next meeting
Clerk inform tenant of allotment 5 of the decision to allow the changes

239. Consider quote for cutting the top and external side of the hedge on the allotments boundary to the road and track

Quote from Mr Scarborough is £170, this is similar to last year price. *Resolved* to go with this quote and instruct the work

Actions; Clerk to instruct Mr Scarborough to do the external hedge cutting on allotment

240. Consider request from WI for a £200 donation to the 59's lunch in September

Cllr Bray declares and interest. *Resolved* to make the donation as last year.

241. Payments and Receipts

Payments

Clerk salary	£448.80	Chq 22606
SSE electricity	£84.42	Direct Debit taken on 25/7
R Scarborough (July)	£400.00	chq 22607
LRALC – Cllr training	£80.00	chq 22608
WMI	£15.00	chq 22609
J Collins (Heart internet)	£19.18 & HP ink £4.50	£23.68 chq 22610
Keith Wadkin	£520.00	chq 22611
Stathern WI	£200.00	chq 22612
Playpark account	£144.00	chq 22613

Resolved that the invoices have been inspected by Cllrs, payments approved and cheques signed

Receipts

VAT reclaim	£566.88
Interment	£210.00

Playpark account

None

242. Publishing of draft minutes to be considered

Resolved do this.

243. Mill Hill development (STAT1) – Any updates prior to the meeting

No update has been forthcoming from Pegasus

244. Feedback from S106/CIL training course on 26th June – Cllr Humberstone

-We are under 106 in our borough at the moment. CIL will be a fairer system when it gets rolled out.

-We must directly apply if we want any of it.

-Roughly 100 houses equate to 30-40 school places. Local education authority looks at what it will cost to accommodate those children into the school.

-Must be used specifically for that site / locally

-There is concern that we get the money we should, a request must go in for the WMI hall, the timing is important. It is important the PC have an agenda of what they want to request and get estimates of how much it will cost etc. beforehand.

-Traffic issues relating to STAT1 estate and play park maintenance are for consideration for 106 as well as the WMI. An idea of how much money is needed is required now.

-An application can be made on appeal.

245. Village Matters

Could PC consider ideas around starting a befriending service for the elderly people in the village – this is supported in principle, Cllr Humberstone will contact age UK and see if they have any training available. This would be aimed at people that are less able to get out and about.

Wobbly headstone reported – follow up from the contact

Hedge at the bottom of the play park needs cutting – SRA

Cllr Humberstone would like to rebook 27th Nov for Cllr training

Parking of lorries for Redmile STAT 2 – Cllr Underwood emailed Redmile about the issue. Notify melton planners.

Remind LCC re speed signs -copy in Cllr Evans, Worley and Steadman

Actions;

Cllr Humberstone will follow up the idea of a befriending service and contact age UK

Clerk contact SRA regarding cutting the hedge at the bottom of the park

Clerk to follow up the contact over the loose headstone

Clerk to book Cllr training for 27th Nov

Clerk to notify Melton planners about lorry parking outside STAT2 site

Clerk to contact LCC re speed signs on Harby Lane

Date of next meeting: Tuesday 10th September 2019

Meeting closed: 21.10