

Minutes of Stathern Parish Council meeting
7pm Tuesday 10th December 2019 in The Plough function room

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

Members of the public: 38

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

Red Lion development proposal

Nick Bacon architect is representing this proposal. The designs available at this meeting are not final designs but work in progress. Nick and his client have been working with MBC for a number of months. Nick wants to talk to the village about this development, but he is instructed he cannot talk about why the pub closed or its future as a public house. He states that The Red Lion is not in a good state of repair, inside is in poor condition. The proposal is to renovate the old part of The Red Lion and remove modern add on areas, converting it to single house. Then build 7 small, 2 or 3 bed houses on site for first time buyers. He says conversations with the conservation officer indicate they want it left as open as possible, keeping views of Beech house from Water Lane. MBC have stated that the height of the buildings must not be above The Red. These are terraced houses.

Comments are requested by Nick Bacon-

- Residents are upset The Red fell into the wrong hands, and feel they should communicate and work with the community to keep it as an operating pub.
- Resident understands the client wants a return on investment, is there room for some small amount of building and retain the pub?
- The Chief Executive of MBC is aware of this proposal
- Where does the ACV fit in? – *Reply* - at the moment it doesn't, they will both be material considerations if and when it goes to planning, it doesn't impinge on an application going in.
- Resident feels the property has deliberately been run down in order to go for housing. it was a successful pub well kept. *NB cannot speak about this.*
- Resident wishes to compel the PC to invite owner to a meeting, client should be working with local community.

Nick Bacon asks for comments or questions to be emailed to him at the address on the printouts.

Blacksmith End planning proposal

To be raised under the planning element of this agenda.

289. Apologies for absence

Cllr Smith, Evans

290. Minutes of the Meeting held on the 12th Nov 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

291. Declarations of interest and dispensations

To be declared during the agenda item if applicable.

292. Receipt of Stathern NHP committee meeting minutes

The minutes are not circulated yet, the meeting was last night.
Good take up with theme groups

Key points are the 3 theme groups have met a number of times; the policy development is progressing well. There is an option to apply for more funding but this needs further investigation. The questionnaire is aimed for February / March time, it needs to test ideas raised by the theme groups, they will need as many replies as possible, aim for online and written answers, advertise on all avenues available.

293. Receipt of update from WMI

Clare Cohring has resigned as Chair and Nicky Tansley appointed, Carrie Fryer has resigned as Secretary with Alison Shelton being appointed, Jenny Hendry is to take over the bookings from Carrie Fryer. Both Carrie and Clare will remain on the Committee along with new members Bea Whitrick and Clare Calder. Handover is progressing, the changes will take effect in the New Year when the contacts will be circulated and an article put into The Stathern Star.

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

Planning Applications

19/03012/FUL Application for 74 dwellings and access, land west of Main Street (Walkers)

Item brought forward to accommodate the public and the representatives from Pegasus and Davidsons – Sophie Truth (Pegasus) and Greg Hutton (Davidsons) are present to answer any questions.

- A resident reports a lack of notifications to the surrounding properties. *This will be picked up by Sophie.*
 - Are they doing another meeting in the village hall – *Nothing planned as yet, they are happy to come back to another meeting.*
 - PC have requested an extension to the consultation period.
 - Cllr states there are still too many houses on the plans, they had hoped to be talking about S106 by now rather than numbers.
 - An issue created by the high number of houses is that 56 of the parking spaces are tandem, which means in reality they will not be used and parking will be forced onto the road as well as the grass verge which would need bollards to prevent this. The plans have included the visitor parking in the numbers given, it is unlikely someone will park and walk a distance to visit. More parking is needed between the houses.
 - The bat survey was only on the field edges and not in middle. There are bats in the farm buildings.
 - The green strip by stream and water basin are positive and good for environment
 - The traffic movement survey is not considered accurate as it only captured the vehicles at that far edge of the village on one of three routes, not giving a true representation of movements. Given the extra number of vehicle movements this development will create, the access junction will not be so safe, this may be a consideration for a 106 discussion.
 - 22 houses per hectare is very high for a village location. The Melton (town) site is 20 houses per hectare, and STAT 2 has 6 houses to the hectare which is felt to be sensitive to the edge of village location. More than 65 is considered unnecessary. The proposed density is radically different to the neighbouring estate – *They have looked at the density of the neighbouring estate.*
 - Since plans were drawn up the bus service has been reduced forcing people to use cars, so enough parking spaces are essential.
 - The view down from Mill Hill will be fundamentally changed.
 - There is concern over safety on the Mill Hill corner during the building phase, this area is used for school parking - *A construction management plan will be submitted at a later date.*
 - Plans show some sewerage is going out through Valebrook estate, the house on corner next to the proposed joining of the sewer has been flooded with sewage in the past, raising concern over adding more to the system at this point - *They will look into this in more detail. They are in contact with a drainage consultant at the moment.*
 - Are there plans for the drive that runs from Point Farm to the existing buildings? - *This is not under their control so no.*
 - Flood studies report and topographic survey are not in the documentation – *They will check this.*
- Pegasus / Davidsons will provide feedback on these comments. The application is on the planning portal and open for comments. *Resolved* to discuss at the next meeting then make comments public prior to the closing date for comments.

19/01252/TCA Willow to be felled to ground level as required by insurance company, The Ferns, 51 Main Street has caused damage to neighbour. *Resolved* the PC has no comment to make

19/01193/OUT Residential development for 9 houses. Field OS 3254 Blacksmith End

Committee date set for 19th Dec

PC have objected to planning, *Resolved* that KB will go to represent the PC at the planning committee meeting on 19th Dec in line with the objection placed that it is a reserve site and becoming windfall will set a precedent for all others to do the same. KB will confer with Cllr. Steadman before the meeting

AS is also attending.

Correspondence

- E.oN Confirming the LED lights are not checked with the rest. Suggest they are periodically checked visually and report any queries to them for advice. The lamps shouldn't be an issue it is the poles that should be checked.
Note to do
- VFR – Letter to state that Stathern is covered, the nearest responders to Stathern are Bottesford and Redmile. They are looking for new volunteers to join the group.
- Mr Watton – Confirming that no permission was given to builders to park and drive across the green by the bus shelter, they will put right any damage caused as previously agreed. The concrete pad that has been put down is for a replacement wooden shed.
- Western Power – Confirmation of permission request to carry out work to prune the Silver birch on the green space in front of Plough Cottage, allowing clearance for the power lines. All done at their expense.
- LCC – logged calls,

295. Payments and Receipts

Payments

Clerk salary (4 weeks)	£448.80 chq 22632
SSE Elec	£100.64 Direct Debit taken 27/11
R Scarborough	£1000.00 (240 Tofts hedge, 760 grass balance)
HP Instant Ink (JC)	£4.50 22634
Post Office	£25.80 22634
Tesco – paper (JC)	£8.00 22635
EoN Maint	£135.43 22636
SLCC	£109.00 22637

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

Receipts

School playpark	£100.00
Allotment fee	£113.00
Memorial fee	£90.00
Hands account	£25.80 Cash

Playpark account

Payments

None

Receipts

None

Hands Charity

Receipts

Units sold	£691.00
------------	---------

Payments

Cash for gift / cards	£665.80
-----------------------	---------

296. Verification of Bank reconciliation and Order book

All payments and receipts for this financial year to date checked and signed by Cllr Ramsay. *Resolved* that a Cllr will validate the back statements quarterly against the notes from the Clerk.

297. Budget and precept for 2020-21

All received notes on £25800 expected spend for 2020-21, this includes the NHP spread over 2 years. The PC has £24000 unallocated reserve and a small income averaging £2000 to £2500 per year from the cemetery and allotments, which reduces the required funds. The NHP money will be taken from reserves in year one but costs spread over 2 years.

There could be a risk of capping in the future.

Cllr Underwood proposes a request of £22000 precept which represents an £11 increase in council tax, Cllr Ramsay seconds.

Resolved to request a precept of £22000 for the year 2020-21

298. Proposal from Clerk for extra hours

Clerk proposes to increase hours from 10 to 12.5 per week to cover the extra work created by the large volume of planning and the NHP. This would increase the cost by £1600. (Allowed for in the budget calculations) and review 6 monthly. Cllr Bray does not expect the hours to reduce any time soon, expecting it to last a couple of years until the NHP and building works are complete, the Clerk is doing more hours than is being paid for. Cllr Bray proposes the increase, unanimously agreed. *Resolved* the Clerks hours are increased to 12.5 hours a week to be reviewed at 6 monthly intervals.

299. Consider moving July 2020 PC meeting from 14th to 7th July

Resolved the meeting is moved to 7th July.

300. Annual SLCC membership renewal

£109. Cllr Bray proposes to renew, Cllr Ramsay seconds. *Resolved* to renew the membership at £109.

301. Process of Co-opting a new Cllr

There will be no bi-election and the PC are free to co-opt a new member in line with the NALC legal briefing. Interested parties must confirm their interest via 2 sides of A4 to the Clerk by 10th Jan. Cllr Underwood has the person specification on her or they will be made available on the website along with the NALC guidelines or from the Clerk. Co-option can then take place at the January meeting.

Actions; Clerk make details available on website

302. Wildflower verges

Resolved to postpone until next month

Actions; Clerk put on agenda

303. Grass cutting for next year

Mr Scarborough has quoted £3600 for grass. last year was £3560. preferred contractor. Cllr Ramsay propose, Cllr Underwood second. *Resolved* to use Mr Scarborough for the grass cutting in 2020

304. Village Matters

Brambles – Cllr O'Donoghue met with the manager yesterday. They have a skip trying to clear garage to allow them to park in it. They agree they do have a lot of cars (on occasions up to 9) but are careful not park across driveways. Whilst on their own drive last Friday they had a serious incident requiring the police. They feel that hostility is out of kilter with the issue, they are a children's home to protect vulnerable children, not with a history of violence, but they have been subjected to violence themselves from residents. Whilst trying not to park there through goodwill, they do need to continue to park on the road. The hostility is unacceptable and they are keen to promote community integration, maybe the Christmas carols, maybe a newsletter. Whilst the PC cannot stop this hostility, it is totally opposed to this criminal behaviour.

It is understood that they were excused the need for planning because it was said they would need no more parking than a family home.

The manager has photographic records of who parks where, a suggestion is could they talk to their landlord about extending car parking onsite?

Keeping up the communication is key.

Mill Hill spring

This has been reported to highways as have the pot holes that are now developing as a result of the running water. As yet there is no action

Action; Clerk to write to County Councillor to highlight this issue and its danger

Redmile development on city road - Are parking opposite the end of Valebrook Road and the 30mph sign has been hit and spun, lots of mud on road. Clerk made contact and for a short while the parking improved before reverting. *Resolved* to take pictures and go to planning officers. Joe Mitson and Jim Worley. CU will draft letter.

Action; CU draft letter to planning officer

Birds lane and mess around the kerb - Lorries are driving on it to get past parked vehicles spreading mud all over the road. Vans and large cars park on the road and there's not space for lorries to pass. *Resolved* to take pictures and contact highways with issue and MBC. LO will send info and draft letter.

Action; LO to draft letter

Village shop is open - Letter from PC, CU will draft a letter to welcome them.

Action; CU draft letter

Bus Service – A resident reported that an older passenger was fearful whilst using the service due to the excessive speed and thoughtless handling of the bus by the driver making it uncomfortable and difficult to stay in their seat, this is putting the individual off using the service. Cllr Bray suggests they write to Cllr Byron Rhodes about the issue.

Date of next meeting: Tuesday 14th January 2020

Meeting closed: 20:25