

LEADENHAM PARISH COUNCIL

Minutes of the meeting of the above Council held on Tuesday 8th January 2018 at 7.30 pm in the Village Hall

Present: Mrs J Thurlow (Chair), Ms M Nelstrop, Mr S Locking, Mr G McLusky, Mrs C Stokes, Mrs K Willgoose, Mr T Sisson, Mr R Nelstrop, Mr A Allen.

The Clerk introduced a late item to the Agenda – Mr Allen & Mr Nelstrop, representing the LAW Committee, had requested to meet (after the Agenda had been posted) with the Council to update the progress on the proposed refurbishment work on the Sports Courts. This item was placed first on the Agenda as additional item 1 as both representatives had to continue on to another meeting.

Additional agenda item 1

To consider the progress on the proposed refurbishment work on the Sports Courts

Mr Allen reported that the LAW Committee had considered the three quotations received for the refurbishment work and made their final choice – HB Sports Surfaces, Long Bennington. The project details were presented including all Financial details and the Work Schedule. The Parish Council, as Trustees, will be the Clients for the project and all invoices will be raised in their name and paid from their account.

Mr T Sisson proposed that the Council fully support the works. Mr G McLusky seconded the proposal. There were no objections.

Mr Allen presented a cheque for £38,500 from the LAW account to cover the project work as recorded in the presentation.

1. Apologies – Ms C Mills (NKDC Councillor representative)

Declarations of Interest: none

2. The consideration and signing of the Draft Notes into Minutes of the Previous Meeting

Ms M Nelstrop proposed that they be a true record of the meeting. Mrs C Stokes seconded the proposal. Mrs J Thurlow (chair) signed the Notes into Minutes.

3. To consider the Clerk's Report on Matters Arising from the Minutes

a) Installation of WiFi installation into the Village Hall – an engineer from Open Reach attended on Wednesday 2nd January. He reported that he was unable to take any action as no survey had been undertaken by BT (as is understood to have been undertaken when the order was placed). He sent a report to BT to that effect and a new order has been placed for the property – as a none surveyed property.

b) Bus Shelter Prices – the Clerk presented the up to date prices for wooden bus Shelters for consideration.

c) Refurbishment of War Memorials – Mr Sissons reported that the application already registered for grant support, from the War Memorial Trust, would have to be placed again as the original had expired. Quotes to be sought for other minor work on the smaller memorial, currently on Pottergate.

d) Electoral roll – Clerk reminded Councillors that the latest copies were now available from NKDC, either on line or as paper copy from NKDC Offices.

e) Litter Picking sticks – some need replacing. An order will be made.

4. To consider Planning Matters

Application Reference: 18/1045/OUT

Proposal: Up to 25 dwellings (with access to be considered)

Location: Land Off Main Road Leadenham

Revised application description - from 'up to 33 dwellings' to 'up 25 dwellings' and submission of revised access plan and indicative layout, additional supporting planning statement, revised drainage and flood risk details, ecology statement, noise statement, transport statement and utilities assessment.

Following much discussion Councillors were unanimous in the following comments regarding this Application:

1. Reduction in number of dwellings

Despite the reduction in numbers of dwellings proposed, the dwellings ranging from no 7 through to no 21 (on the east side of the plan (backing onto the Industrial Units to the rear) are 'crammed together' to the extent that the whole length of those dwellings give the impression of terraced housing.

Increasing the space between each property would promote a greater feeling of privacy and well being to residents. This would reflect the fact that care and thought has been given to the application at this early planning stage – aiming to achieve an open, pleasant 'estate', as oppose to residents living 'cheek by jowl'. This style would be attractive to prospective purchasers, particularly given the 'central' position of the village, extending excellent opportunities in travel to main areas of work and education (Newark, Lincoln, Sleaford, Grantham being practically equidistant)

2. Parking

Although parking for two vehicles has been allocated to each home (and some garages, which are generally used nowadays for additional storage or converted for additional living space), much experience from such developments locally reflects the fact that, although two cars per household is now standard, it is now most common for grown children to be still living with parents but also owning a vehicle.

An incidence of three and four car families is not uncommon on new housing estates in our experience. In such cases, where are these additional vehicles to be parked?

In the event of 'additional vehicles' parking on the road outside properties (or a combination of the footpath/road way), this could pose a problem for access for Emergency vehicles.

3. Pedestrian access to and from the A607 and the Estate

The A607 is an increasingly busy main road, used by a large number of heavy goods vehicles, regular bus services as well as general traffic. Mountains Recycling HGV's, from nearby Caythorpe, run through the village several times per hour in both directions and approximately 12 buses twice a day during school term time are just some examples.

Crossing from the Estate onto the footpath on the opposite side of the road would be a high risk. Installing an official crossing would be for LCC Highways consideration under their rules/regulations and not necessarily a positive.

4. Speeding traffic

Leadenham Parish Council has had 'speeding issues through the village' high on the agenda for many years Between St Anne's Well(south side of the village) and Sir William Robertson Academy (just over the railway bridge, to the north side of the village) the speed limit changes from 30 mph – 40 mph and back again 3 times. Despite additional speed warning signage throughout the village we still encounter speeding vehicles of all types, on a daily basis.

A fatal accident on the A607, adjacent to the Filling Station, happened this week.

5. Access to the proposed residential site opposite the Filling Station

Vehicular access - the A607 is increasingly busy, particularly during school terms at the peak times of going to and coming from both Schools. Are there any additional road signing/traffic calming signs envisaged to promote safety on any level? Are there any plans

for additional road surface marking to direct traffic users into lanes appropriate for turning into either site thus raising safety level?

There are within a space of some 200 yds on this stretch of the main road, already 7 junctions accessing the A607 – Crow Lane, two at the Filling Station, Station Road, Waterloo Paddock, North Road, Queensway and Quarry Lane. Access to this new development will make 8 junctions. Safety of all users must be a priority.

6. Central Lincolnshire Local Plan

We refer to our comments concerning the previous outline planning application concerning the Central Lincolnshire Local Plan submitted September 2018. We stand by these comments.

With regard to the Central Lincolnshire Local Plan (adopted in April 2017) -

Policy LP4 (within the Local Plan) states that:

- a) Leadenham will be permitted to grow by 15% over the Plan 10 year period.
- b) That small villages are subject to a sequential test which should be applied, whereby planning applications will be considered, subject to the following order of priority regarding the chosen site:
 - 1) Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement.
 - 2) Brownfield sites at the edge of a settlement, in appropriate locations.
 - 3) Greenfield sites at the edge of a settlement, in appropriate locations.

In consideration of 15% growth over a 10 year period.

- a) Leadenham had 183 dwellings. 15% would give 27 dwellings available to build over the 10 year period.
- b) Permission has already been given for application 17/1734/FUL (demolition of workshop and erection of 4 dwellings).
- c) Application 18/0972/FUL (for 6 dwellings on land to the rear of the Filling Station) has been approved.
- d) We are aware of a further application in preparation for submission for 10 – 12 dwellings on land to the rear of The George Hotel which includes Affordable Homes , for which there is a need in Leadenham.
- e) This would total 20 – 22 dwellings (subject to approval) – all using existing brown land and/or infill land currently available within the village – all No 1 priority for sites chosen for development, before greenfield sites are used.
- f) An additional 25 dwelling under this application, could bring the total number of additional dwelling to 45 – 47, with the majority using a greenfield site. This is not compliant with LP4 under the Local Plan.

7. 106 Agreement

Again we refer to our comments concerning the original outline planning application concerning the 106 Agreements

Leadenham needs some increase in the number of residents – to support the Primary School and local businesses as well as develop the community as a whole. Many who attended the public display regarding the development said that and thus supported more dwellings in the village.

The presenters of the Plan did give emphasis to the 106 Agreement which in theory should return a % of the profit from developing such an application to the parish, to be spent upon developing facilities for community benefit.

Further research and advice received since that display and a further Council meeting, appears to place a question over exactly how monies from 106 Agreement (which is paid initially to District Council) devolves down through the system and, what the priorities of the spend are, for District Council.

We have reports that in many cases the total amount of 106 monies originally designated for return, is either significantly reduced in amount, or nothing is received at all. Is this the case? This factor appears to have been influential to residents when responding to the Plans.

This issue needs urgent clarification

(Note: to date no clarification on this issue has been received from any source since the original Planning Application was made in 2018)

Final statement

Leadenham Parish Council is united in their aims regarding future development of the village.

Smaller developments are more attractive and in keeping with the style and layout our village and are to be encouraged with brown sites and in – fill, to be priority.

Experience from previous residential development here, shows that the smaller developments are much more likely to promote neighbourly/community spirit.

5. To Consider Financial Matters

a) Bank Statements – not available

b) Payments in

Cheques received but not yet banked as follows:

Great Western Power (Poles & Stays in Parish Field)	£40.17
LAW (for refurbishment work on Sports Courts)	£38,500

c) Payments to be made

M Everett (Handyman Services Nov/Dec)	£110.00
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Mrs C Stokes proposed the payment be made. Ms M Nelstrop seconded the proposal. There were no objections.

6. To consider the Police Report

19-20/12/18 – Theft of £460 of heating oil by siphoning from a Leadenham Estates property in Post Office Yard. Nothing of evidential value to identify the offenders.

7. To consider the District and County Councillor Reports

County and District Councillor Mrs M Overton's Monthly Report is available on the Parish website. District Councillor Ms Cat Mill's Monthly Report is available on the parish website.

8. To consider Matters of Correspondence

None.

9. To consider further this Council's action regarding the fatal accident outside Sir William Robertson Academy in December.

Following the setting of the Agenda, a fatal accident occurred in Leadenham (7.1.19) on the A607.

Councillors were unanimous in expressing their distress and sadness at this news.

Councillors reiterated their concerns as follows:

- a) Vehicles speeding through the village are an on going daily problem, despite the use of SPID and added speed restriction 'reminder signs' being placed.
- b) The speed limit changes three times on the A607 within the village – this is confusing.
- c) Safety of all pedestrian, cyclist and disabled buggy users of the footpath from North Road through to the railway bridge (into Welbourn parish) is unsafe – the path being too narrow and passing vehicles being only inches away from footpath users.
- d) The signage (alerting road users of the approach of a School) on the approach to SWRA is not adequate from either direction and there is no official crossing from the footpath on the west side of the road across into School premises.

LCC Highways and Councillor Chair of Highways Committee is to be requested to attend a meeting to discuss the way forward on all issues.

10. To consider and finalise the Council's Precept application for 2019/20

Following discussion Mrs K Willgoose proposed that the Precept be set for 2019/20 at £9,990. Mr G McLusky seconded the proposal. All members were in agreement. The Chairman signed the Agreed Figure for 2019/20.

11. Matters for Urgent Discussion

a) Mrs J Thurlow (chairman) announced that she will be moving from the village and was therefore offering her resignation from the Council (as per regulations)

Regulations (in such a situation) are that at the following meeting, the vice chair will call for the election of a new Chairman. However, given that all members resign in March 2019 (as it is Election year) Councillors are happy to carry on business with the vice chair (Ms M Nelstrop) taking Mrs Thurlow's place.

b) New signs erected in the village – Hillside Graphics – attached to the telegraph pole opposite Filling Station. To be investigated regarding the the law.

c) Fly tipping – large sheets of glass dumped on the verge on A17 by the entrance off onto Gospel Lane.

d) Landfill Site – Councillors reported that it appears to be up and running. The manager, at a preliminary meeting last summer said he would look to meet with the Council once the Site became operative. Meeting to be arranged.

There being no further business, the meeting closed at 9.40pm. The next meeting will be held on Tuesday 12th February 2019 T 7.30 pm in the Village Hall.

SIGNED: M NELSTROP (Vice Chair)