

LEADENHAM PARISH COUNCIL

Minutes of the Extraordinary Parish Council meeting held on Tuesday 17th September 2019

Present: Ms M Nelstrop (chair), Mrs C Stokes, Mr G McLusky, Mr T Sisson

Parishioners' Questions

Approximately 15 residents attended the meeting to look at the detailed Plans of the proposed Development to the rear of The George Hotel Application Reference: 19/1084/FUL

They were invited to put their views to the Council regarding the proposed development. These were noted. Mrs H Reeve (putting forward the Application) was also invited to outline her views regarding the development.

The Chairman opened the meeting, thanking all for attending and declared the following:

- a) The Council will go into 'closed session' to discuss the proposed development
- b) An additional item was to be added to the agenda regarding a Speed Display Unit (displaying the speed at which traffic passes by) with a view to possible purchase.

1. Apologies – Mrs K Willgoose, County/District Councillor Mrs M Overton

Declarations of Interest: none

2. To consider the following Planning Application:

Planning Application Reference: 19/1084/FUL

Proposal: Erection of 7no. dwellings, including relocation of pub car parking area, conversion of pig sty building into bin store and formation of pedestrian access.

Location: Land To The Rear Of The George Hotel Main Road Leadenham Lincolnshire LN5 0PN

The response is as follows:

With regard to the terms of the Local Plan

This Application meets the criteria laid out within the Policy LP4 of the current Local Plan, regarding use of infill or brown land before green land for housing development, a factor this Council fully supports.

The development is an example of how such usage can serve two purposes – clears and tidies a previously neglected and tired area, while creating a small, thoughtfully laid out, residential close of dwellings, suitable for varied income levels to purchase.

This is the type of development ideally suited for the smaller village.

The Local Plan (adopted 2017, currently under review) stated a 15% increase of homes giving a total of 27 new homes for Leadenham over the 10 year period.

Including this application, we have three developments (one on the old Spray Shop site by the Telephone Exchange; a second to the rear of the Filling Station on Main Road) all of which comply with Policy LP4 of the Local Plan referred to above.

These give a total of 17 new homes, all offering various levels of affordability – within 2 years of the adoption of the Local Plan.

Leadenham also has Outline Permission granted recently for a development on the Industrial Estate, for a further 25 homes – a plan which does not concur with the LP4 Policy regarding the development of brown and infill land before green land is used.

A total of all developments gives a total of 42 new homes - a significantly greater % increase than the 15% (27 new homes) – and thus does not concur with the LP4 Policy.

Having consulted with residents currently living close to the proposed development area and listened to their thoughts, comments and sight of potential problems, Councillors have very carefully considered all issues raised and wish to Comment on this Planning Application as follows:

1. The effects of the development upon The George Hotel regarding customer parking

The Plans show 21 customer parking spaces allocated for The George Hotel customers. This will not be sufficient to cater for large scale events being held at the Hotel e.g. Music events, Comedy Nights are examples of current events, with we understand, plans in the pipeline to expand the Entertainment side of the business and so will be putting on more events weekly/monthly.

We bear in mind also that staff vehicles will take up some of those 21 parking places.

Question – where will visitors park once the 21 spaces are filled? **Answer** – on the High Street and High Street (north).

The whole stretch of High Street (on the west side of the road) is already full of vehicles belonging to residents (there being terraced houses, there is nowhere else for them to park).

Similarly, on High Street north ((the part of High Street which runs northwards from The George Hotel round to The Green on the A607). Half that stretch of roadway again has terraced houses, with multiple parking by residents on the road. The rest of that stretch of road includes a 90 degree bend and so parking impossible in that vicinity.

The George Hotel is a valuable asset to the Leadenham community. It is a part of the face of the village, with huge history, a place where residents have gathered for generations to socialise. It provides work for local people and given plans to extend the business, that opportunity will increase. When so many Pubs are forced to close down nowadays in rural areas, 'The George' has the advantage of buildings and space to cater for new, regular events which will bring in increased customer numbers – a factor which those Pubs being forced to close have not had.

Recommendation comment from the Parish Council

Reduce the number of homes planned to allow additional parking spaces for the Hotel and thus take the probability of customers parking on High Street –e.g remove Home No 7 on the Plans.

2. The effects of the development upon residents of High Street and High Street (north)

As described above – The George Hotel customers vying for parking along High Street is possible/probable.

Should parking spaces outside residents' homes be taken by Hotel customers, we see this as becoming a contentious issue. Such a situation is not to anyone's advantage – residents, The George Hotel as a business or the Parish Council. There is no other adjacent area to provide additional parking.

Why create problems within the community – bad feeling, stress, irritation, conflict, anger if the potential problem can be managed?

Recommendation comment from the Parish Council

Reduce the number of homes planned on the Application and allow additional number of spaces on site for The George Hotel customers (reduction by one dwelling would be sufficient).

3. Access and exit from the proposed site onto the A607

Leaving The George Hotel car parking areas to access the A607 (out under the Lime trees) is hazardous. There is no clear view to the left. There have been several 'near misses' there created by vehicles turning onto the A607 at this point.

The speed of traffic approaching this junction on the A607 is a further hazard. The speed limit is currently 30 mph at this point but is very rarely observed as being adhered to..

Recommendations from the Parish Council

a) Additional warning signage on the A607 on the approach to the junction.

b) Traffic mirror placed on the verge opposite the junction, to give traffic exiting onto the A607 clear view?

4. The effects of the development upon the Primary School

Leadenham Primary School stands directly opposite the proposed new development. The vast majority of pupils are brought to and from the School by car or Mini Bus. The School has worked extremely hard over the years to keep the School open and flourishing, adding on a Pre School facility and successfully gaining Ofsted classification as a Good School, which in turn attracts new pupils.

Parents dropping off and collecting children from School have had the privilege of using the area which is up for development for parking vehicles, before escorting them across the A607, courtesy of the School Crossing Lady. The small area adjacent to the A607, behind Coronation Island is also used similarly. The School Mini Bus and some staff vehicles are also parked on the area during working hours.

Should the development go ahead all these parking areas will no longer be available. Parking directly outside the School gates (on the east side of the A607) to drop off/collect children is too dangerous - - situated on a bend and within a few metres of the traffic lights.

Recommendation comment from the Parish Council

There could be a possibility of parking in the Village Hall car park, some 2 minutes walk away, on the same side of the A607 as the School and having a wide grass verge with a tarmac footpath joining the two areas. This increased use of the Village Hall car park would lead to greater need for increased maintenance to the gravel surface however.

Should this be agreed - this would be an area where the 106 payments from development would be used – in car park surface maintenance.

Parking and day to day use of the School Mini Bus could prove more problematical. A bus full of children unloaded in the Village Hall car park requires adult supervision to walk along to School. And not so good should there be inclement weather. Similarly when preparing for the return home journey.

Could the School consider loading and unloading children using the Mini Bus, within the School Grounds at both ends of the School day? In addition, consider retaining the Mini Bus on the School site all day.

A compromise – which would negate the need to supervise movement, overrides the possibility of wet children and above all, keeps them safe.

5. Access to Post Office Yard

The width of the access road to dwellings on Post Office Yard is questioned. There must be sufficient width for access for Emergency vehicles, Removal vehicles, maintenance vehicles.

Summary

Leadenham Parish Councillors would wish to make it clear that all the above points raised and recommendations made arise from close consultation with residents.

The development would rejuvenate a tired looking area, bring new people to the community (but not too many at once), children into the Schools and help boost local economy.

We would ask that you consider the recommendations made, based upon consultation from 'eyes on the ground' and local experience.

3. To consider the possible purchase of Speed Display Signs for the village

Councillor Mrs C Stokes had a recent meeting with a representative of a Company producing Speed Display Signs and presented examples of the device TIM 300 Speed Display Device

The devices can be connected to an electricity source and thus work during hours of darkness but can be solar powered in part.

An additional kit which collects data to download is available at additional cost.

Cost without the data collection kit £2,000 per sign

To be considered in detail at the next meeting.

The SPID device (which can be moved around the village as required) is already being purchased to be shared between the Cliff Villages.

The meeting closed at 9.15 pm. The next meeting will be held on Tuesday 8th October 2019.

SIGNED: CHAIR