

Minutes of Stathern Parish Meeting
7pm Tuesday 9th June 2020, held remotely via zoom

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

Members of the public: 19

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

Malcom Goff – Clarification on Chantry House planning application. What does PC feel about only 1 objection per household counting. To come up later in minutes

Byron – What LCC are doing to maintain services. Fewer cases and deaths in melton area than other areas. Half the schools are open. No deaths in care homes in the past week. Clerk has copy of report.

377. Apologies for absence

None

378. Minutes of the Meeting held on the 12th May 2020

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

Chantry House - Initially Mr De Coverley said it was a computer error. Cllr Bray queried some of the details in Mr De Coverley's letter, also requesting to see a copy of the monitoring officers report, which has so far not been forthcoming. Mr De Coverley is clear there were issues with the processes and they were unsatisfactory but claims that the monitoring officer found that it would not make any difference to the decision taken. Due to a computer glitch the planning officer didn't see all of the comments submitted, those from the same household they did not show up on the computer. The planning office will change their internal processes. Cllr Bray has asked to see the monitoring officers report. Cllr Bray would like to challenge some of these responses. How would it work if there was a house share? The wording is household which implies that these would not count. It has been requested for this information to be clearly on the planning portal

Cllr Steadman – Spoke to Jim Worley for a comment for the parish council which is what she shared at the PC meeting.

Resolved that Cllr Bray will draft letter on behalf of the PC and circulate to other Cllrs prior to sending, all agreed.

Actions; Cllr Bray draft response letter and circulate prior to sending.

379. Declarations of interest and dispensations

To be declared during the agenda item if applicable.

380. Update from SRA

SRA have not held a meeting. They have quotes for the new equipment so should be able to move forward with the documentation over the next week or so.

Having reviewed government advice and with the large green space in playpark. They have cordoned off equipment and opened up the grassed area for permitted activities with social distancing and put signs up to explain this. It may be reviewed if the equipment gets used.

381. Stathern NHP update

Have a draft plan – lot of work with going out to consultation. there are some challenges in it and not able to match every desire for the village.

The plan itself is 70 pages long, there are 26 policies. Not able to share via an open event due to Covid-19. Will apply for extra £1000 available through locality and print off an executive summary of the plan to share with every house in the village. This must now go out for 6 week statutory consultation period, where statutory bodies will make comment on it, there could be some changes. All information coming back must be collated.

The plan should be formally submitted around the end of August at which point it gains weight.

Once reviewed by Melton it goes out to public consultation, then inspected independently by an examiner. Finally, it goes to referendum which are currently held until May 2021 due to the Covid pandemic.

A lot of work has been undertaken by a lot of people.

The draft plan will be submitted with the existing policies and will apply for the extra £1000 to see us through the next consultation.

Cllr Bray proposes to pre approve spending of £1000 on getting the executive summary done and printed and issued. Second by Cllr O'Donoghue. The PC is also supportive of the timetable that is being worked to and the plan as it is drafted.

Resolved to apply for extra funding and approved it to be spent on the production, printing and issuing of an executive summary of the plan. The NHP group to continue as reported.

Actions; Clerk apply for funding

Clerk get enough exec summaries printed to distribute

382. Update from WMI

The WMI is still shut and being used as a hub for villagers to collect their groceries through the Coffee Shot. A restored clock was put back up on the front of the hall last month. The committee are looking at applying for grants to help provide new community activities when appropriate.

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

20/00309 – Red Lion, partial demolition and conversion to a single dwelling together with 7 new dwellings to the rear.

All Cllrs have seen a prepared objection for discussion tonight from Cllr Underwood
Policies contravened or not adhered to have been put together.

The ACV doesn't protect it unless the owner decides to sell it. If for sale, then the first refusal must be to the community. At the time of granting the ACV Mr De Coverley promised Cllr Bray it would be a planning consideration if it was ever put forward for a planning application.

Policy C7 Rural service – No demonstrable evidence that this property cannot be used for alternative business viably or community use

Policy C1 – There is no need for the housing allocation

Not sensitive to landscape, this is not in keeping and would radically change the area.

EN11 – Risk around increased flooding

Listed in draft NHP as a local historic asset

Has significant historical value

loss of parking

James Calder – neighbour of red lion, has points to add around flood zone, privacy, light, he will share his comments with Cllr Underwood.

Given the opportunity it is believed that a package could be put together to buy it

Deadline for objections is 20th June

Cllr Bray proposed an objection is made from the PC. Unanimously agreed. *Resolved* to object on the above grounds and share the details of the objection to the village.

Actions; Cllr Underwood circulate detailed letter to Cllrs then Clerk submit letter of objection and share to village

20/00395/FUL – General Purpose Farm Barn, Washdyke Farm. *Resolved* no objection.

20/00508/LBC – Eastbury House, 1 Penn Lane. Interior remodelling of ground floor kitchen. Increase existing single width door opening with internal wall between kitchen and dining room to create wider archway opening access. Block existing single width door opening and create an adjacent new archway opening into internal wall between kitchen and utility room.

Historic England don't have an objection. *Resolved* no objection from PC.

Correspondence

- Agenda for planning committee, now past – nothing for this parish

- Road closure on Birds Lane for Seven Trent work 24th to 29th July
- Complaint from resident about the vehicular access made onto the road by the Gote and positioning of the fence line. Forwarded to Cllrs on 29/05/20. Replied that this had been extensively investigated, Mr Kennedy has ownership of the land and can erect his fence, doesn't require planning for an access onto an unclassified road and that the railings in question were removed when the Gote was refurbished in 2000.
- A mobile testing unit for covid-19 will be in Melton from 8th June. This has been publicised on the FB page.
- LCC Highways recent report table with the blocked gully on Main Street on it.
- Resident on City Road witnessed fly tipping of old turf onto the verge by the old horse pond, on the third return trip the resident confronted the person who then removed some of the tipped soil. Clerk replied to resident thanking for their information and asked to be informed if anything else was seen there. Nothing further has been added. Clerk thanked resident for the information and asked to be informed if any further instances occur.
- Agenda for cabinet 17th June – Forwarded to Cllrs on 09/06
- PCC 30 day notice for drainage works around the Church, a notice has gone up in the church porch in case anyone wants to object.

384. Payments and Receipts

Payments

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|------------------------|---------|--------------------------|
| Clerk salary (4 weeks) | £561.00 | 22667 |
| SSE Mar | £209.62 | D/D taken 08/06 |
| HP Instant ink | £8.50 | 22668 |
| Zoom | £ | Not invoiced until 11/06 |
| R Scarborough May | £400.00 | 22669 |
| Eon Maint | £135.43 | 22670 |
| K Clayphan | £100.00 | 22671 |

Resolved that the invoices have been scanned, sent to and inspected by Cllrs, payments approved and cheques to be signed. Cllrs Underwood & Ramsay to sign.

Receipts

| | |
|---------------|---------|
| Memorial fees | £105.00 |
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Playpark account

Payments

None

Receipts

None

385. Annual Governance statement approval

A copy emailed to all Cllrs prior to meeting, completed. *Resolved* to approve and to be signed by the Chair.

386. Annual accounting statement approval

A copy emailed to Cllrs prior to meeting. Internal audit report was read out. *Resolved* to approve and to be signed by the Chair. Also once face to face meetings start up again BACS transfers can be looked into.

387. STAT1 development – Any updates prior to meeting

About there, waiting for Davidson's internal sign off. They will forward an A1 print of the masterplan when available.

388. Tofts Hill development – Any updates on status prior to meeting

Planning inspectorate notice of appeal. Start date was 28th May, end date 2nd July
Gone to appeal which has now been started on 28th May, have 5 weeks to get comments to inspector.

Cllr Bray proposes to draft a letter to be forwarded to the inspector. Unanimously agreed.
Cllr Steadman – has sent a copy of her representation on this with the policy details on it.
Melton planning committee are intending to look at it, maybe at their next meeting, 25th June. Have right to speak at this meeting. Ken and David still willing to do this, will circulate what they put together once the Planners recommendation has come out. There is a Tofts hill group that will meet on the Monday before the committee meeting.

Resolved to send letter of objection to inspectorate and for Cllr Bray to represent the PC at the MBC planning committee for this application. Letters to be reviewed by Cllrs then published.

Actions; Cllr Bray forward letter for planning inspectorate

Cllr Bray and David Mell represent at MBC planning committee, will circulate speech once recommendation has come out.

389. Boundary with 14 Main Street

Following a site visit, Cllrs Smith and Ramsay propose the line of the boundary as the site of the old wall and believe this is in line with the boundary registered for this land in 2018. Cllr Bray proposed that this line is accepted, agreed by majority decision with Cllr O'Donoghue expressing some concerns. *Resolved* this is the correct boundary line.

Advise the homeowner to check confirmation with the land registry that his title is correct and accurate and to let us know if they do this. This would be at their cost. *Resolved* to advise the property owner to check their title.

Actions; Clerk to contact homeowners

390. Village Matters

Cllr Steadman – some of the objections highlighted the historical aspects of this building. She has asked Mr Ebbs to question if the Red Lion should be listed, if not possible can it have an article 4 direction on it.

Allotments and the water tap – This has been leaking. Colin has already looked at it, keep an eye on it.

Date of next meeting: Tuesday 7th July 2020

Meeting closed: 20:30