

Minutes of Stathern Parish Council meeting
7pm Tuesday 11th February 2020 in The Plough function room

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

Members of the public: 17

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

Dog muck in village – The dog warden technically has the right to fine, but would need to catch the offender.

Penn lane road surface - This is getting worse, reported to highways. *Resolved* to follow up.

Actions; Clerk follow up pot holes on Penn Lane

Redmile Developments on Tofts Hill – Chris Newington and Donna Chave of Redmile developments are present and will listen then answer questions.

- Why is the historic hedge (on the old enclosures map) at top being dug up to put a retaining wall in by the cow shed, the hedges need enhancement not removal? **Response** is they don't have to take the hedge out, the hedges are not in a good state as in the report, but it can be layed as done on Harby Lane. The hedge along Tofts Hill is full of bramble and not worth keeping.
- What are the amendments that have gone in today? **Response** The 2 houses on plots 6 & 7 are over size and go to section 106 so now reduced the size below 1000sqm, and removed some dormers. As a commercial company it is their right to make that decision.
- Concern is expressed on the ridge heights. **Response**, The 2 houses are now on the lower end of the field, this is a balance they have tried to make. The ridge height is a normal ridge height for a standard house. They have clients looking for bungalows.
- Would they accept conditions that attics cannot be converted into living areas? **Response**, This is a fair condition and they would not spend extra money doing the attic trusses needed for living space.
- Water management concerns, a lot comes down the hill, the current plan is only for water that falls on the site not for water coming down off the hill. It needs to be properly hydrologically researched. **Response**, Chris Newington says he would do further investigation. The retaining wall would have some beams and sleepers and some sort of system so the water could get out through the wall and drain away.
- Archaeology – lidar has shown a possible significant structure on the field. **Response**, Chris Newington says this is already a condition of the planning, they have to do the archaeological research and investigation in consultation with the authority. There is a report on the website
- Ridge and furrow feed the water down the hill. With the terracing how much hillside will be taken out to allow the build? **Response**, To make the site work, some top soil will be removed, the back edge will have 2 meters of soil removed. In Chris's opinion this helps with the views. The soil will go onto the field behind to build that up and not be taken off site. He does not intend to pay for it to be removed from site.
- Traffic management during build. **Response**, He would like to say they will have a great system in place, but they are at the beck and call of the suppliers.
- The school creates a significant difference on this site due to the traffic, managing suppliers is not a good reason to compromise safety around school drop off and pick up. **Response**, He understands the concerns around the children. A concrete silo does cut down on cement deliveries
- Lorries also have to go up the pavement to get passed parked vehicles which is another safety concern. All vehicles should unload on site not on the road or have forklifts running up the road. Tofts hill is used by walkers, horse riders and a large mix of users, extra traffic and delivery vehicles are a huge concern and large vehicles are also a concern to the historic properties on the access routes to the site. A resident is exploring legal action around damage to the conservation area. Maybe a weight limit on size of vehicle should be looked at. **Response**, Chris suggests on street parking is stopped while they build.
- On the point of mitigation of the site, a resident is clear the village do not want anything on that site. There is not 1 supporting comment on the portal.

Cllrs thank Chris Newington and Donna Chave for coming and taking the time to explain.

STAT2 – Parking is still opposite the Valebrook junction making this area unsafe, Cllrs request this is addressed by Redmile and thank them for cleaning the mud off the roads.

WMI Feasibility study;

Carrie Fryer explains the WMI Hall feasibility study – The management committee of the WMI are putting together a report with an architect, to provide a scheme for them to bid for 106 funding linked to STAT1. They are not plans that have been submitted to planning at this stage, but something that satisfies the needs of the village. The report is based on consultation with the main users and there will be further consultation when funds are secured. In brief they are looking at a wider more flexible, modernised hall, with better heating and a store room. As well as enabling it to be done piecemeal as funds allow.

Where the kitchen is single skin, it is cold and damp, that entire side of the hall needs prioritising and doing fairly quickly, so this may be done first.

The cost of the full improvements as shown with the model would cost £400000.00. The store room alone is £20000.00

The hall costs £5000 per annum just to keep it open, it is not a cheap building to run and they rely on fundraising for any improvements.

When asked how rigid the design is. They wouldn't want a whole new process as this plan has already been paid for. The front façade is the historical and protected asset, the rigidity depends on funds, there is room for further consultation,

and the plans that get submitted is dependant on the funds they can get.

The WMI are applying for a technology grant at the moment to give online and computer access. A resident brought attention to age UK who are putting together a schedule of grants for digital communication.

It was asked if they have considered knocking the building down and rebuilding retaining just the front façade?

They have explored this and it is a case of getting the feasibility study done first. Raising the capital is tricky as well as having something available for the community to use. The 106 application must go in to tie with the STAT1 application.

333. Co-option of a new Councillor – Item brought forward to the beginning of the meeting.

One application has been received. Cllr Smith proposes Mr Julian Plews is appointed. Cllrs Ramsay and Underwood second. *Resolved* Julian Plews is appointed as Councillor.

Actions; Clerk to forward documents to Mr Plews.

321. Apologies for absence

None.

322. Minutes of the Meeting held on the 14th Jan 2020

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

323. Declarations of interest and dispensations

To be declared during the agenda item if applicable.

324. Receipt of Stathern NHP committee meeting minutes

Thank you to all participants of theme groups a lot of time has been given up to achieve this.

The chapters are being fully drafted.

After debate about the questionnaire – it was decided to do another open event 27th Mar in WMI to show what has come from theme groups. A brief for this will be in the Star, FB and website.

There was a query around site allocation – It was recommended to allocate a site in or around the village so the next STAT site was initially proposed. To make an allocation it must be put to the village and ask where, as we are over developed at this point and this would encourage land to be put forward we will not allocate for now, this will be reviewed at a later date. The timescale to do the site assessments is also an issue along with the questionnaire. It is a bit behind on time which is exacerbated by the developers coming forward so fast. Should MBC fall below a 5yr land supply, our local NHP is thrown out without a STAT4, if we had a STAT4 allocated our NHP would stand.

The initial draft should be submitted in Sept. A submitted draft has some relevance but carries no weight.

Actions; Clerk put details on FB and Website.

325. Receipt of update from WMI

Email was read out;

- The S106 application has been sent to Melton Borough Council for substantial improvements to the hall, following user and public consultation.
- WMI open day – This was at the end of January and was very successful. There were historical documents laid out for people to see as well as information on regular hall bookings. Lots of ideas were gathered
- Events – Race night on Sat 25th April, Gin / craft / beer festival in July. A village BBQ in August as well as the 10k and duathlon.

326. Receipt of SRA minutes and update

The meeting will be this month as it clashed with NHP meeting in January.

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

Planning Applications

20/00147/FUL – Change of use from unused site into off road winter caravan storage area. Land North of Station Yard, Harby Lane

300sq meters, hardstanding to be updated.

Resolved to comment requesting Stathern village is not used as a thoroughfare to access the site.

Action; Clerk write to planner.

20/00104/FUL – New 2 storey four-bedroom dwelling, Chantry House, 3 Chapel Lane.

STAT1 details have this as a flood risk area. Concerns over a) narrow and shared drive for access. b) It is in the curtilage of a listed building. Cllr Bray proposes a request for postponement to allow for neighbour consultation. Seconded by Cllr's. Ramsay and Underwood.

Resolved Clerk to request a postponement to consultation period and point out it faces STAT1 and is in flood risk area. and water management.

Actions; Clerk to write to planner.

20/00089/FULHH – Demolition of existing part 2 storey extension, conversion of existing garage into living space including new windows to the front and a new pitched roof. Construction of a new front entrance porch.

Woodside House, 27 The Green

Cllr O'Donoghue has a conflict of interests and takes no part in the discussion or decision.

Resolved That the PC have no comment on this application.

20/00083/FULHH – Single storey side and front extensions, The Beeches, 35 Main Street

No comment to make on this

Tofts Hill amendments

No change to previously submitted objection.

Actions; Clerk respond to the planning officer.

Correspondence

- Details of Shire environment grant scheme, first round closing 28th Feb. Sent to Cllrs and WMI on 16.01.20
- Mayors race night in aid of Rainbows children's charity 19th March – *Resolved* no one to attend.
- VE day event planning – *Resolved* that nothing is proposed.
- Devolution letter, all seven district councils are in support of this. Sent to Cllrs 05.02.20.
- Groundwork UK have confirmed the project variation for NHP funding.
- Mill Hill – job raised to clear and jet the gully's, then assess for further investigation. Work is booked for 13th Feb

328. Approval sought for Your Locale invoice

This has been approved by the NHP steering group. Cllr Underwood proposes to pay and Cllrs Ramsay and O'Donoghue second. *Resolved* to pay invoice of £2400.00

329. Payments and Receipts

Payments

Clerk salary (4 weeks)	£561.00	22643
H P Instant ink	£4.50	22644
Norton Anti Virus	£44.99	22644
G Hourd	£250.00	22645
WaterPlus	£28.24	22646
J Daws	£12.00	22647
Your Locale	£2400.00	22648

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

Receipts

None

Playpark account

Payments

None

Receipts

None

Hands Charity

Receipts

None

Payments

None

330. STAT1 development – Any updates prior to meeting

Nineteen 47 are working up amendments to the indicative masterplan with Davidsons. Guy will keep Parish Council posted on progress of the amendments. Clerk has asked to meet at the layby at the top of Mill Hill to indicate where the Parish would like the photomontage for the view to be taken from.

The Parish Council attended a meeting with developers, supported by planning officers. This was fairly positive with a lot of issues to think about there will be further meetings when they come back with new masterplan. PC raised the main issues of, density, design, flooding, tree retention, design of area, the buffer, lack of bungalows that were in the initial plan, traffic and parking. A big hold up for now is that planning officers are waiting for key information from highways. The PC will keep posting what we are taking to them and what they come back with via the usual methods. Some things will be held for conditions at a later date. A resident feels their end of the village is not represented. Cllr Underwood underlines that all are represented, the developers are also talking direct to residents where an issue has been raised. If you have something you want to say do so to the PC, if you contact the planning officers direct please copy in the PC too so all are in the loop. The PC have no intention to exclude anyone, just make the outcome workable for all, the Cllrs are here to represent everyone and their issues raised.

Consultation on Valebrook's connectivity with new development via The Meadow, a footpath across the stream to link up with the suggested paths on the green areas of the development. Details are in the Stathern Star next week. Feedback needs to come back quite quickly. Suggested is a footpath with gates at either end so it is not a cycle route and for it to be lit. A copy of the Star will be delivered to the directly affected neighbouring houses. To be advertised on FB and via the Website. Responses are to be emailed or delivered to the clerk; all details will be on the consultation form. *Resolved* to run a village consultation.

Actions; Cllr Bray deliver Star to neighbouring houses. Clerk to advertise on FB and Web and collate the responses for next meeting.

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

Amended plans

Cllrs met with the planning officers yesterday along with ward Cllrs. The development was discussed for an hour, the planning officers had nothing to report only that they hadn't made a decision yet. It then came to light that prior to this meeting they had already told the developer that they had recommended approval.

Cllr Bray proposes to write to the assistant director and Chair of Planning highlighting this extremely unprofessional episode and express that any recommendation from that officer would be flawed and to ask them to start again with a new planning officer. In theory they shouldn't make a recommendation until it goes on the agenda. Cllrs Underwood, Ramsay and Plew second this.

This application is due to go to planning committee on 27th Feb, a Cllr and a member of public can speak.

The entire plan is a problem as well as the suggested terracing.

The PC is vehemently against this application. Should it go through the PC will be looking at the conditions and if not refused ask for it to be reserved to next month to discuss conditions with developer

A list of required conditions is needed to be put in writing to Mr Worley along with the letter regarding the planning officer. Any conditions are only any good if they are enforced.

Cllr Bray is registered to speak for the PC and will co ordinate with the other speakers from the village.

Resolved to write to planning to complain about the conduct of a planning officer and with a list of potential conditions should this development go ahead.

Resolved Cllr Bray will speak at the planning committee, with the PC's objections.

Actions;

Cllr Bray write a letter to the Chair and assistant director of planning

Cllr Bray to represent the PC's objections at the planning committee on 27th Feb.

332. Approval for permission to move a memorial vase incorrectly placed in the cemetery and associated cost

Resolved to pay for a general notice in the Melton Times requesting a family member contact the clerk.

Actions;

Clerk put notice in the Melton Times

333. Co-option of a new Councillor – Item brought forward to the beginning of the meeting.

As above.

334. Wildflower verges

Resolved to remove from the agenda for the time being.

335. Village Matters

Penn Lane road surface. *Resolved* to follow up.

Village annual meeting in May – *Resolved* to request the Star delay May issue to cover this event. Make a bit more of an event out of it add to agenda next month for ideas.

Actions;

Clerk follow up road surface issue on Penn Lane and put annual village meeting on next agenda.

Date of next meeting: Tuesday 10th Mar 2020

Meeting closed: 21:05