

MINUTES OF THE MEETING OF WELBOURN PARISH COUNCIL HELD ON  
WEDNESDAY 8<sup>th</sup> OCTOBER 2014 IN WELBOURN VILLAGE HALL AT 7:30PM

PRESENT

Mr. J.R. Storer, (RS)

Chairman

District Councillors Mrs Laura Conway (LC) Mrs Marianne Overton (MO)

Councillors: Ms Sarah Brown (SB), Mrs Maureen Lunn (ML), Mr Robert Gibson (BG), Mr Robert Cross (MC), Mr Stephen Spedding (SSg), Mr John Lucas (JL), Mr Stephen Short (SSt), Dr Adam Paxton (AP).

PCSO K Munroe

Mrs N McBeath, Mr & Mrs M Billam, Mr N Thakerar

Mr Malcolm McBeath

Parish Clerk

10.01.00	<u>PUBLIC FORUM</u>	<u>ACTION</u>
10.01.01	<p><u>Crime Report</u> The Police reported two thefts of car number plates, one of which had been used for a crime. It was pointed out that many thefts locally were opportunistic; thieves were taking advantage of peoples' failure to secure their cars.</p>	
10.01.02	<p><u>Proposed Welbourn Hall Extension</u></p> <p>Mrs McBeath was concerned that the light-weight modular construction proposed for the new accommodation unit at the Hall would mean that the distress cries of patients would be more audible and intrusive: she pointed out that the Hall's only known sewer pipe runs under her garden and that this carries the outflow from the many facilities in the Hall which had been incrementally added as the building's use had expanded: the proposal added four more toilets but the architect was unable to describe the sewage arrangements. There would seem to be potential for overload with adverse consequences for her garden. She had noted with regret the intention to remove the giant redwood on the plot.</p>	
10.01.03	<p>Mr Billam endorsed Mrs McBeath's views about noise and the loss of the tree and added his concerns about the fence on their common boundary since they wanted better screening.</p>	
10.01.04	<p>Mr Thakerar, as the owner, replied that he would try to ensure that effect of distress cries was minimised and that he intended to enhance the Billam's boundary with replacement trees. He was unaware of the sewage arrangements but would ensure they were clarified and approved. It became apparent that the Council had received the wrong documentation for this application in that the specified materials and finish were not what Mr Thakerar intended.</p>	
10.02.00	<p><u>APOLOGIES</u></p> <p>nil</p>	
10.03.00	<p><u>DECLARATIONS OF INTEREST</u></p> <p>Nil</p>	

10.03.00	<u>CHAIRMAN'S REMARKS</u>	<u>ACTION</u>
	Repeated complaints from an individual about the barbed wire on the Moat Lane fence had been satisfied by a full explanation that the fence was there to protect children playing in the corner from perverts since there had once been such an incident.	
10.04.00	<u>MINUTES OF THE PREVIOUS MEETING</u>	
10.04.01	ML wanted more detail on the follow on processing of the Neighbourhood Plan in the minutes of the previous meeting held on 9th September. The clerk was instructed to revise the Notes accordingly.	Clerk
10.05.00	<u>MATTERS ARISING FROM THE MINUTES</u>	
10.05.01	The Dog Warden's contract had been renewed.	
10.05.02	The obscured road signs in Dycote Lane had been advised to Highways. One had been cleared but the others were obscured by bushes on former railway land. Highways were still actioning.	
10.06.00	<u>COUNTY/DISTRICT COUNCIL MATTERS</u>	
10.06.01	LC reminded all of the ongoing consultation on the Local Plan. She remarked that the basis of 10% rule was about to be redefined which might permit more houses within the rule. From 1st April 2015 a ban on the disposal of garden waste in residual waste containers (black bins) would be introduced. This could result in the Council refusing to empty bins with inappropriate material in them and the occupier would be guilty of an offence, which could be discharged through payment of a fixed penalty notice. It is anticipated that fixed penalty notices would only be used on persistent offenders. MO explained that this move was in part driven by the need to operate the EFW Plants more efficiently.	
10.06.02	<p>MO discussed the many factors and difficulties inherent in the expansions being imposed on us. Via her newsletter, she drew attention to some critical issues in the Local Plan:</p> <p>LP2 Placement of growth Branston is included with Lincoln as a growth area, where experience shows that massive housing development is likely to be allowed. Navenby is marked as a growth village which risks damaging its character.</p> <p><i>Smaller villages</i> are all marked for a total of 10% maximum increase over the plan period. It is proposed to remove Village boundaries or curtilages. If a community want more development than the Plan allows, it could still be granted by the District Council. A low limit would give more local control.</p> <p>LP11 Infrastructure to match the housing. Problem is that necessary and adequate infrastructure for new housing needs to be funded primarily by central government who don't have the money.</p> <p>LP3 Number of new houses: The government return of our taxes to local level is fading fast, so more houses means we have to stretch the resources further. Too high a figure would put an unbearable pressure on services and roads.</p> <p>LP7 Lincoln. Here a 7 mile radius is specified as the relevant area which</p>	

	would include many of our villages in the concept of 'Lincoln'. There is a danger of creating an urban sprawl which would obliterate the existing villages.  LP17 Renewable Energy applications - the risk of too many wind farms.	<u>ACTION</u>
10.08.00	<u>CLERK'S REPORT</u>	
10.08.01	The unsuccessful attempt to resolve the issue of the beech tree in High Street by email consultation had proved that a proper meeting was the best way to resolve such issues. The agreed letter had been sent seeking to preserve the tree by trying better underpinning of the cottage as a prime solution before the irretrievable loss of this significant tree.	
10.08.02	This experience and others had shown the need for better communications all round as people who needed to know were not being updated on actions and decisions.	
10.08.03	We had been reminded of the parish council elections next year and the need to budget for the cost.	All
10.08.04	The refurbishment of the telephone kiosk on the Green was being featured in the British Coatings Federation's next newsletter. Mr&Mrs Close and Mrs Maplethorpe were participating in drafting the press release.	
10.08.05	Mr McBeath announced his intention to retire as Clerk by the end of the current financial year. He was announcing this now in order to give time to recruit and train a replacement before the Council Elections. It was agreed that the post should advertised.	Clerk
10.09.00	<u>FINANCIAL REPORT</u>	
10.09.01	Spending in the previous month had been £238 with £13,712 in reserves.	
10.10.00	<u>REPORTS FROM PORTFOLIO HOLDERS</u>	
10.10.01	<u>Constitution/Audit/Village Hall.</u> A shed for the Football Club had been positioned on the playing field by mutual agreement.	
10.10.02	<u>Highways and Drains</u> Recent storms had revealed a number of blocked drains and culverts. The Clerk was to draw Highway's attention to these. LCC Contractors had turned up one day and started cutting down the most of the bushes in the Hall Orchard Lane verge but AP had noted that this was not as intended and had called a halt pending resolution. After discussing the matter with the relevant LCC Highways managers, RS had advised that they should continue. Some members disagreed with this action.	Clerk
10.10.03	<u>Environment and Village Matters.</u> NKDC had sent contractors to tidy the lane leading to the Dycote Lane garages. MC felt that more could have been done.	
10.10.04	<u>Neighbourhood Plan</u> As the new Local Plan is still in draft form and subject to consultation and will not be in place until 2016, the Steering Group has been advised that the policies in our Plan need to be skilfully worded to try to ensure that they will not require alteration in 2016. Fortunately, Planning Aid England had offered to employ their consultants to undertake this task at no cost. The Steering Group had accepted this offer and members were working with the consultants.	
10.10.05	<u>Cluster Group.</u> NKDC planning officers would attend the next meeting of the	

	Cluster Group the following evening to help launch the new Local Plan.	<u>ACTION</u>
10.11.00	<u>TO DISCUSS THE SITUATION RE THE WAR MEMORIAL</u> RS advised that the War Memorials Trust had awarded the PC a grant for specified work to refurbish the war memorial. He intended to work with the PCC to complete the task.	RS
10.12.00	<u>TO CONSIDER THE PLANNING APPLICATION AT WELBOURN HALL</u> Given Mr Thakerar's obvious wish to address local concerns it was agreed not to oppose the proposal but formal clarification should be obtained on materials, finish, the drains and screening. A formal application would be needed to fell the tree. The Clerk would seek to obtain the correct documentation.	Clerk
10.13.00	<u>TO REVIEW GENERAL COMMUNICATIONS PROCEDURES.</u> The Clerk explained that recent experience showed a need to improve communications between the Council and the VHPFC and the public in that people were unaware of what others were doing. It was felt, however, that the existing procedures worked well enough.	
10.14.00	<u>CHEQUES</u> Payment of the following accounts was approved: Chris Bleaden Ground Maintenance £711.06 J R Thorpe (maintenance) £206.25 NKDC (dog waste bin emptying 2015) £521.00 P A Orme (warden duties) £90.00 E-on (street lighting) £105.66 E-on (annual maintenance charge) £143.23 G W King and Sons (churchyard) £196.00 M McBeath (salary) £128.21 PO Ltd (PAYE McB) £32.00 Transfer £2000 from deposit account to current account.	Clerk
10.15.00	<u>ITEMS FOR NEXT MEETING</u> nil	
10.16.00	<u>DATE AND PLACE OF NEXT MEETING</u> The next meeting of the Parish Council is due on 12th November at 7:30 pm in the Village Hall.	All

There being no further matters to discuss, the Chairman duly closed the meeting at 9.30pm.

Copies to: District Councillor Mrs Conway, Mrs Overton, All PC Members, Parish Website.