

MINUTES OF THE MEETING OF FALDINGWORTH PARISH COUNCIL
HELD ON TUESDAY 14 JANUARY 2014
IN THE MEMORIAL HALL, FALDINGWORTH

Present Cllrs A Longdon (Vice Chairman), A Price, D Dickinson, M Stanney.
 Also present: Twenty-five members of the public and S Sharp (WLDC)

Clerk S Aikman.

14/01/01 TO RESOLVE TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE

Apologies were received and reasons accepted for Cllrs T Howard and D Waine. Apologies were also received from A Raper and Cllr D Rodgers.

14/01/02 DECLARATIONS OF INTEREST

None.

14/01/03 PUBLIC FORUM

Following a vote it was unanimously **RESOLVED** to suspend the meeting to allow for public time and to extend the time for the public forum to 30 minutes.

S Sharp (WLDC) had been invited to the meeting to discuss planning application 130717 for 41 dwellings on the land off Hutton Way/Jubilee Avenue, Faldingworth. S Sharp reported that:

- The application was open to public consultation and public comments were welcome for the next two weeks.
- The site is part of the 2006 Local Plan as an allocated housing site.
- The application is for phase two of a development.
- The Core Strategy covering North Kesteven, West Lindsey and Lincoln City had been withdrawn. Therefore applications were being considered against the 2006 Local Plan and National Policy with a key focus on sustainability.
- It is not a requirement that the bypass is completed prior to development of the site.
- The impact on surrounding property values and loss of view from existing properties can not be considered.

S Sharp answered questions raised by the public and reported that:

- The development was part of West Lindsey's Ten year plan and originally included thirty-five houses in each of the two phases. The plan had been reviewed in 2006 and did not include the bypass. There had been an increase in planned developments to fifty in phase one and a proposed increase to forty-one dwellings in phase two.
- Concerns raised over a repeat of the disruptions to the power supply experienced following phase one of the development can not be covered by planning. However, the information could be considered corporately.
- Sewage issues would be checked with both Anglian water and the Environment Agency. The proposal included over-sized drain pipes and a control of the rate of discharge into the water course.
- Concerns over access including visibility, connectivity, accident rates and speed limits would all be taken into account and considered following information from LCC Highways. Requirements for improvements can be put in place as a pre-requisite to planning approval when the land is owned by the developer or by LCC.

- Due to the nature of the application and the public interest it has generated, the application is likely to be referred to the WLDC Planning Committee for consideration.

Following a vote it was unanimously **RESOLVED** to extend the public forum by a further fifteen minutes. It was requested that the dates of Parish meetings should be published on the Parish website. It was also requested that Parish information was displayed on the Cricket Meadow noticeboard.

Following a vote it was unanimously **RESOLVED** to amend the order of business allowing for planning application 130717 to be considered immediately following the public forum.

14/01/04 PLANNING MATTERS

Application 130717 for 41 dwellings on the land off Hutton Way/Jubilee Avenue, Faldingworth

It was reported that concerns had been raised by the public regarding access during construction and after completion of the development, the capacity of the sewage site, the increase in the number of proposed dwellings and the lack of bungalows. A show of hands was given to indicate those for and against the development. It was noted that there were no votes for the proposed development, a small minority abstained from voting and the overwhelming majority of the public present objected to the proposed development. A report was presented by Cllr Longdon which is attached to these minutes. Following a vote it was unanimously **RESOLVED** to oppose the planning application for the reasons presented in the report.

Application 130778. Overhead lines, Faldingworth Grange, Spridlington Road, Faldingworth

No comments.

TPO application 032544. Proposal to reduce crown and remove branches from two trees at All Saints Church, High Street, Faldingworth

No comments.

TPO 032247.

It was reported that consent had been given to fell two ash trees on the land to the west side of Stocks Lane, Faldingworth.

14/01/05 NOTES OF PREVIOUS MEETINGS

Following a vote it was unanimously **RESOLVED** that the notes of the meetings held on 19 November 2013 be approved and signed as minutes.

14/01/06 CHAIR'S REPORT

The Chair had nothing to report at this time.

14/01/07 TO RECEIVE REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A Raper (PCSO) had sent in the following report:

- i. Suspicious Circumstances – A46 – male walking in dark clothing: the male was located and transported by officers to Lincoln for safety reasons (no offences).
- ii. Suspicious Circumstances – A6 – male walking in dark clothing: the male was located and transported by officers to Market Rasen for safety reasons (no offences).
- iii. Transport – A46 – report of horse riders deliberately steering horses into traffic.

- iv. Suspicious Circumstances – Spridlington Rd, report of a blue Vauxhall Zafira with 2 males and 2 females knocking on doors and hanging around. Police located the vehicle and individuals. Although no crimes were committed this report has been valuable to us in terms of intelligence. This was a good result which is due to residents being observant and reporting to us 'at the time'. I would like to take this opportunity to thank residents for their support.

14/01/08 CLERK'S REPORT

The Clerk reported for information only that:

The Parish website had been updated.

A bursary of £100 had been awarded from NALC towards the Clerk's training.

14/01/09 CORRESPONDENCE

Correspondence received was noted:

- WLDC Community Infrastructure Levy Regulations 2011(amended) Draft Charging Schedule Consultation 21st October to 23rd December 2013
- WLDC TPO 032247 - consent
- NALC Training bursary award
- WLDC Parish Tax base and Support Grant Information
- WLDC Building control awareness sessions
- Community Lincs. Spreading the warmth
- Community Lincs. News and updates
- WLDC Get support for community projects
- LCC Speed management review
- WLDC Planning application 130778
- WLDC Planning application 130717
- SLCC News bulletin
- WLDC TPO 032544
- JPU Central Lincs. Core Strategy
- Parish resident Planning app 130717 circular
- Parish resident Planning app 130717
- WLDC Reminder training events
- WLDC Planning application 130717
- Parish resident Standing orders. Exercising of dogs
- Parish resident Information request re agendas
- WLDC Lincs. Energy switch

14/01/10 FINANCIAL MATTERS

i. To approve accounts for payment

Following a vote it was unanimously **RESOLVED** to accept the following accounts for payment:

SLCC	Membership	£80.00
S Aikman	Mileage	£14.40
Veolia	Playing Field Hedge Cut	£177.60
S Aikman	Salary incl. tax rebate	£562.03

ii. To witness the signing of the precept demand for 2014/15

Following a vote it was unanimously **RESOLVED** that a precept of £6,140 be served on WLDC. The claim form was then signed by Cllrs A. Longdon (Presiding Chairman), M.

Stanney and A Price and countersigned by the Clerk.

iii. To consider a request for financial support from West Lindsey CAB
Following a vote it was unanimously **RESOLVED** not to offer financial support. It was reported that West Lindsey CAB receives financial support from WLDC.

iv. To consider a payment to join the LALC training scheme
Following a vote it was unanimously **RESOLVED** to join the LALC annual training scheme for 2014/15.

14/01/11 URGENT ITEMS

The Annual Parish meeting would be held on the 18 March 2014 prior to the Parish Council meeting.

It was reported that the vacancy on Faldingworth Parish Council would be filled by co-option at the meeting of the Council to be held on Tuesday 18 March 2014.

The meeting closed at 9 pm

Signed

Date

Report on Planning Application No. 130717
Land off Hutton Way Faldingworth

Cllr A Longdon

This application will be assessed against the Local Development Plan Policy. The West Lindsey District Council Local Plan First Review (saved policies) remains part of the Development Plan.

Central Government Policy requires new housing to be in "Sustainable Locations" to help reduce the need to travel and reliance on the motor car.

The current local plan therefore seeks to focus development on the larger settlements that have employment opportunities, the "life" facilities and services to sustain new residents and reduce the need to travel.

In settlements lacking those facilities and services, new development is only permitted under specific circumstances.

Fa2 phase 1 (Cricket Meadows) was given approval under previous Planning Policy. On completion, the 50 dwellings together with 5 new build and 3 barn conversions that also gained approval under the previous Planning Policy, increased the number of residential dwellings in Faldingworth by 50%

The proposed phase 2 development of 41 dwellings would increase this to 86%.

Sustainability

The applicant's submission statement 3.1 states that proposed development is "sustainable development."

Within the current Local Plan, Faldingworth is identified by Local Plan policy STRAT3 as a subsidiary rural settlement i.e. a village providing a smaller range of day-to-day facilities.

Since the introduction of the Local Plan and the completion of "Cricket Meadows" the village shop/post office has closed to be replaced by a Post Office Outreach service for 2 hours, 2 mornings a week, the local Public House has reduced its opening to 5 days a week, the subsidised bus service has been reduced and is under constant review. There are only minimal employment opportunities within Faldingworth.

Residents therefore have to travel to access most "life" facilities and amenities which in practical terms requires the use of the motorcar.

In the emerging Central Lincolnshire Plan, Faldingworth is placed in the lower order of dependent settlements.

The proposed development does not satisfy the requirements of STRAT 7 or NPPF para 49

Housing mix

There is a requirement to provide a balanced mix of property types to maximise choice, to help satisfy different housing demands *and* to allow residents to move within the area as their needs and circumstances change. As with phase 1, this application does not include any low, single level dwellings (bungalows). This would result in a development totalling 91 dwellings without the option of a bungalow.

This does not reflect the property mix in the wider location and it also effectively excludes potential purchasers whose requirements are for a bungalow.

The proposal does not satisfy the requirements of RES2.