

MINUTES OF THE MEETING OF FALDINGWORTH PARISH COUNCIL
HELD ON TUESDAY 18 MARCH 2014
IN THE MEMORIAL HALL, FALDINGWORTH

Present Cllrs A Longdon (Vice Chairman), A Price, D Dickinson, D Waine.
 Also present: Members of the public.

Clerk S Aikman.

14/03/01 TO RECEIVE APPLICATIONS FOR CO-OPTION TO THE VACANT SEAT ON THE PARISH COUNCIL

No applications were received

14/03/02 TO RESOLVE TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE

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

14/03/03 DECLARATIONS OF INTEREST

None.

14/03/04 PUBLIC FORUM

Following a vote it was unanimously **RESOLVED** to suspend the meeting to allow for public time.

A resident raised concern over planning application reference 130921 stating that the drainage in Stocks Lane was near its limit.

14/03/05 NOTES OF PREVIOUS MEETINGS

Following a vote it was unanimously **RESOLVED** that the notes of the meetings held on 14 January 2014 be approved and signed as minutes.

14/03/06 CHAIR'S REPORT

The Chair had nothing to report at this time.

14/03/07 TO RECEIVE REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

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

Incidents (not crimes) reported to police:

From: 12:00 hrs 22nd January 2014. **To:** 10.25 hrs 17th March 2014

22.02.14- Suspicious Circumstances – suspicious vehicle seen, Spridlington Rd. Vehicle has been checked, all in order - No crime.

17/02/14- Suspicious Circumstances – elderly resident 'possibly' heard a cough and saw a touch light in early hours, Spridlington Rd. Resident did not want to report – family did on their behalf for our information - No crime.

14/02/14- Suspicious Circumstances – male in white van asking if any batteries for sale, Alexandra Rd. No crime.

06/02/14- Suspicious Circumstances – male in green vehicle registration ending VFF selling gold coloured rings, A46. Vehicle and male checked/searched. Intelligence submitted - No crime.

It was raised at the last coffee morning that some residents have concerns over the cars being sold on the green just off the A46. The vehicle parked there at present, registration ending in ZRR, has been checked and is road legal. Advised to report to Highways.

14/03/08 **CLERK'S REPORT**

The Clerk reported for information only that:-

CiLCA training had been attended. Portfolio development will involve reviewing all areas of work and updating standing orders and policies.

The end of year accounts including payroll and VAT were to be completed prior to the next meeting.

14/03/09 **CORRESPONDENCE**

Correspondence received was noted:

WLDC	Training talk on trees
Resident	Parish Council mtg 14/01/14 planning app
LALC	Community Engagement training
SLCC	News bulletin
LALC	LCC speed management review
LCC	Road closure Buslingthorpe
WLDC	Planning app 130800
WLDC	Press release – voting at a different venue?
WLDC	Local Plan
WLDC	Copy response to resident Planning Application 130717
NALC	Final Local Government Finance settlement
LALC	LALC News
Resident	PA 13717
SLCC	News bulletin
Community Lincs	News & Updates
WLDC	Fly a flag for the Commonwealth
WLDC	Help to support vulnerable tenants move
Resident	Noticeboard & PC procedures
WLDC	TPO 032544
LALC	Financial briefing
LALC	Local Audit Accountability Act
Resident	PC procedures, noticeboard & play area
SLCC	News bulletin
WLDC	Planning appeal 129987
SLCC	Meeting & conf
WLDC	PA 130717
SLCC	Conference
WLDC	PA 130921
Community Lincs	News & Updates
LALC	Financial updates
LALC	Financial & Risk Management training
SLCC	News bulletin
LCC	Good Citizens Award poster
WLDC	Notice of meetings
PC	Report
WLDC	Process to reduce the number of Councillors

14/03/10 TO CONSIDER THE USE OF PLAY AREAS AND OPTIONS FOR ACCESSING FUNDING FOR PLAY AREA IMPROVEMENTS

It was reported that some of the play equipment would soon be due for replacement, some items had been removed and replacement and additional items were needed. It was unanimously **RESOLVED** to place this item on the next agenda, to undertake consultation on the types of equipment and to seek funding for equipment and the all-weather surfacing for the MUGA.

It was reported that the 'no dogs' sign had been removed. It was unanimously **RESOLVED** that the Clerk would arrange purchase of an aluminium sign and metal post to be erected to the right of the pedestrian access where it would be visible but not hazardous.

14/03/11 FINANCIAL MATTERS

i. To approve accounts for payment

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

Regor Office supplies	Printer ink	£ 32.77
LALC	Annual subscription	£ 132.11
S Aikman	Expenses	£ 105.50
S Aikman	Salary	£ 427.21
LALC	Annual training scheme	£ 50.00
LALC	CiLCA training days	£ 120.00
SLCC-CiLCA Management	CiLCA registration	£ 150.00

ii. To renew the grass cutting contract for 2014/15

Following a vote it was unanimously **RESOLVED** to renew the grass cutting contract.

iii. To approve payment of the Clerk's CiLCA training

Following a vote it was unanimously **RESOLVED** to approve payment of the Clerk's CiLCA training at a cost of £270. It was reported that a £100 bursary had been received from NALC to use towards this cost.

14/03/12 PLANNING MATTERS

Application 130921 for 1 dwelling, Stocks Lane, Faldingworth

It was reported that this was a new application for the site that consisted of a house rather than the bungalow that was originally applied for. The previous application had been refused. It was noted that the planned property was large and in close proximity to a bungalow. Cllr Longdon had prepared a report as follows:-

Site - The site is an open space of rough grass that fronts Stocks Lane and once formed part of the garden of the Grove. The site backs on to open countryside to the West, it shares the North boundary with the Bungalow "Field View" and abuts the well-used track/public footpath to the South. The applicant's description of the site as a "Building Plot" is incorrect. There is no extant planning permission for the site and any outline permission would be long since expired. There is no history or evidence of a building having occupied the site, therefore it can be considered to be a Greenfield site.

Policy - The application will be assessed against the Local Development Plan Policy (LDPP) The West Lindsey District Council Local Plan First Review 2006 (saved policies) remains part of the Development Plan. Within the Local Plan Faldingworth is identified as a Subsidiary

Rural Development i.e. a village providing a smaller range of day to day facilities and amenities. Since the introduction of the current Local Plan the village shop/ post office has closed to be replaced by a PO outreach service for 2 hours, 2 mornings a week. The Public House has reduced its opening to 5 days a week. The subsidised bus service has been reduced and is under constant review.

Windfall development within the existing built up area is permitted by LDPP STRAT 7 subject to a number of provisions being met:-

STRAT 7 (i) "Development meets a local need or is otherwise required to accommodate a local resident with a connection to the settlement."

There is nothing in the proposal to indicate an identified local or community need, therefore a new dwelling in this location would not constitute a sustainable pattern of development.

STRAT 7 (iv) "The proposal would not be significantly detrimental to the amenity of the adjoining or nearby occupiers."

The 8 metre high North facing gable end of the proposed dwelling would be less than 2 metres from the South facing sitting room window of "Field View". This would result in a profound and detrimental impact on the amenity of "Field View".

STRAT 7 (vi) "The site does not represent a significant open space or gap important to the form and character of the settlement."

The site is the remaining open space in Stocks Lane that gives a view of open countryside and is therefore important in retaining the rural character of Stocks Lane.

Boundary

The frontage of the site is 13.5 metres. This is confirmed from the sale particulars at the time, and in the inclusion in the deeds of The Grove when the Land was sold. The frontage was 178ft (54 metres). The three existing plots are all 13.5 metres with the vacant site of 13.5 metres making up the difference. Historically the track/footpath abutting the southern boundary was a cart track giving vehicular access to the fields to the west of the site and as such there has to be a minimum clear width of 3 metres along its length.

A statement from LCC Highways which supports this is attached together with a drawing of the track/ footpath.

The description of proposed materials and finishes to the boundaries is too vague. This is a predominantly rural area with the south and west boundaries against open public access land which can clearly be seen. Typically these boundaries would be Lincolnshire Post and Rail, back planted with native species hedging. The erection of any kind of close boarded fencing would be unacceptable.

It was unanimously **RESOLVED** to object to the above application and recommend that it be refused on the grounds detailed in Cllr Longdon's report.

14/03/13 URGENT ITEMS

None.

The meeting closed at 8.55 pm

Signed.....

Date.....