

MINUTES OF THE MEETING OF THE
WITHERN WITH STAIN & TOTHILL PARISH COUNCIL

27th June 2017

Present: Cllr Acklam (Chair), Hughes, Walker and Harvey

Mrs J. Cooper (Parish Clerk)
33 members of the public
Cllr S. Harrison (ELDC)

Cllr Acklam took the Chair for this meeting.

During the public session members of the public wished to raise matters relating to one or both of the two planning applications to be dealt with by the Parish Council. Cllr Acklam asked for points relating to Chalk Lane application to be raised first, with Church Lane following.

Chalk Lane application:

There were several points of concern raised by members of the public covering:

- Will there be any levy/fund (\$106) agreement with the developer?
- Discrepancy in the supporting documentation in relation to hedges, one part stating to be retained, another to be removed.
- Removal of hedges would reduce screening of development and affect wildlife
- Felt no need for large scale development, this would change the character of the village
- Felt Government had pledged large development would not be in small communities
- No infrastructure to support – no shops, amenities, Post Office under threat, no sports or play areas and no capacity in school. Misrepresentation of nature of village and amenities.
- Strategic plan shows Withern as a village where no major development to take place.
- Plots in larger towns still unoccupied (Sutton on Sea cited) shows a lack of need in the area.
- Drainage and potential for flooding on the site and surrounding properties. If collection tank emptied into dyke it will flood – proposed dyke to hold water on private land. On occasions sewage pumping system fails and sewage enters dyke. Who will maintain surface water system in future years. Site already floods.
- Overlooking and loss of privacy. Questioned type of development – houses, flats, bungalows? Social housing aspect numbers?
- Extra vehicular traffic on narrow lane with poor access/visibility to Main Road.

The applicant asked for opportunity to answer points and stated:

- Sutton on Sea below sea level and should not be developed, Withern 10m above sea level.
- Parish needs development, 40% of existing population over 65yrs at present, Withern needs young people. Only 11 pupils from Withern attend school in village. Government policy states villages should be prevented from dying.
- There is no fox or badger population on the land.
- If built will increase the tax base for the village.
- Report as part of application covered flooding, dyke referred to is a main drain and responsibility for keeping dykes and drains clear falls with riparian owner.
- Felt all comments should be addressed to himself or architect.

Church Lane application:

- Felt property grown too large for the site, dominates Church Lane both numerically (resident numbers) and size. Lack of sufficient on site parking results in vehicles (visitors and

deliveries) parking on Church Lane causing problems for residents and any hearses to churchyard.

- Refuse bins on site already overflowing.
- Existing effect on residential amenity and quietness already compromised by visitors, ambulances at night and changeover time in staff shifts.
- Trees on lane subject to TPO already damaged due to vehicles.
- Existing sewage system struggling at times.

The Chairman thanked all members of the public for their input, and opened the Parish Council meeting.

It was proposed, seconded and **resolved** to move the planning applications further up the agenda.

15 APOLOGIES

Apologies were received from Cllr Key, and these were accepted.

Cllr Cullen (LCC) also sent his apologies.

Members were advised of the resignation of Cllr Dring – the Clerk had informed the Returning Officer and was awaiting the statutory notices. This resulted in 2 vacancies at present.

16 DECLARATIONS OF INTEREST IN AGENDA ITEMS NOT PREVIOUSLY RECORDED

Cllrs Hughes and Acklam both declared a personal interest in the agenda item relating to planning application N212/01042/17 (Ashtree House) as both lived on Church Lane. ***(note amended at August meeting to reflect Cllr Hughes declaration of interest related to Chalk Lane and not Church Lane application).***

17 PLANNING

N212/2354/16 – Erection of dwellings – Chalk Lane

Members discussed the application and the views of the public and felt that the Parish Council should reflect the views of the residents in this case. As such it was proposed, seconded and **resolved** that the parish council OBJECT to the application on the following grounds:

- The potential for loss of hedgerows – this will have a detrimental impact on the proposal both in terms of screening and loss of wildlife habitat.
- There is no perceived need for this number of dwellings within Withern village, there are already vacant building plots.
- There are no amenities or facilities for residents – there is no village shop as such, it is understood the Post office is under threat again, there are no play areas or playing fields for young children and there are no employment opportunities.
- The site is already prone to surface water flooding, there are strong concerns that the proposed attenuation system will not cope with existing surface water plus hard surface water and the proposal to flow in the adjacent watercourse will cause that watercourse to overtop nearby properties. The land around Chalk Lane area already carries a high water table.
- Chalk Lane is a single track road and is of insufficient construction to carry a high volume of traffic, both during construction stage and on completion. The “passing place” proposed is insufficient to allow vehicles to pass safely on this lane and the exit onto the Main Road is narrow. ELDC have already suffered with one of their refuse vehicles getting stuck on Chalk Lane due to its unsuitability for large vehicles.
- The proposal does not give details of the types of dwellings – although it is understood it is to be a mix of houses, bungalows and flats – and thus there is no indication of the number of occupants likely to be on the site – most will require vehicles to access towns for amenities and

thus the volume of traffic both along Chalk Lane and throughout the village will increase, to the detriment of the safety of existing residents.

N/212/1042/17 – Extension to residential home Ashtree House, Church Lane

Members discussed the application and it was proposed, seconded and **resolved** that the Parish Council OBJECT to this application on the following grounds:

- The proposal will make the property too large for the site and will result in its domination of the residential locality.
- There is insufficient parking provision at present, this will be exacerbated should this extension be permitted.
- Access to the property is poor, there is already an issue with vehicles associated with the property parking on Church Lane, reducing its width and making access to properties and the churchyard difficult – the churchyard is still in use for burials and access required for hearses. An increase in number of residents will lead to an increase in associated traffic.
- The refuse bins used by the business are already overflowing at times, this extension will lead to an increase in refuse generated and a potential increase in overflowing bins.
- The proposal will result in a loss to resident's amenity and quiet location.

(19 members of the public left the meeting)

18 MINUTES OF THE MEETING HELD 9TH MAY 2017

It was proposed, seconded and **resolved** that the Chairman sign the notes of the meeting held 9th May as official minutes.

19 UPDATE FROM THOSE MINUTES

The Clerk advised she was chasing up Lincoln Diocese for an update on Tothill churchyard.

20 FINANCE

It was proposed, seconded and **resolved** that the following accounts be paid (Clerk to ask Cllr Key to counter sign)

Clerks salary (June)	94.00
L. Croft Internal Audit	30.00

21 WITHERN CHARITIES

Cllr Key had sent information on the Charities to update members, also asked for a councillor to be nominated as a Trustee and himself nominated as Trustee for correspondence. Clerk had received payment for one of the plots.

It was proposed, seconded and **resolved** that Cllr Key be nominated as trustee for correspondence.

It was agreed to defer any further discussion to the next meeting.

22 CORRESPONDENCE

ELDC E newsletter (circulated to Cllr Walker)

ELDC consultation Public Spaces Order (Dog Control) (noted)

Seafarers – Merchant Navy Day 3rd September – noted but no flagpole to fly flag.

LCC – all consultations on county planning applications to be via e mail in future.

23 COMMUNICATION

Cllr Acklam had produced a document outlining his proposals for enhanced website for the village and the Parish Council, which he felt would be a tool to improve communication with the residents. There would be an initial cost of £29.95 (believe including VAT) to set up via “Spanglefish”, or if the Council agreed to accept Google ads this would be waived. The Clerk confirmed the Parish Council owned the domain name withernpc.co.uk. There was also facility and opportunity for local businesses to advertise on the site at a fee which would then cover the costs of setting up and domain name renewal.

It was proposed, seconded and **resolved** that Cllr Acklam look at producing this website off line and bring examples back to the next meeting.

24 ANY OTHER MATTERS/NEXT AGENDA

The Clerk advised that she had registered the council as an employer with the Pensions Regulator but that as the Council did not pay above the threshold there should be no pension liability.

25 DATE AND TIME NEXT MEETING

Two meetings were set:

8th August 2017

19th September 2017

It was agreed to invite NHS to the September meeting when members of the public were less likely to be on holiday.

There being no further business the meeting closed at 9.00pm