

# DRAFT MINUTES: CORBY GLEN PARISH COUNCIL

Draft Minutes of the meeting held on Wednesday 5<sup>th</sup> April 2017 at the Willoughby Memorial Gallery, Corby Glen.

Present: Cllrs Honeywood (Chair), Lamming (Vice Chair), Johnson, Muir & Fowler.

In attendance: Cllr M. Hill, Cllr N. Robins, Mrs. S. Parker (Parish Clerk) and thirteen residents.

**Open Forum:** Best wishes were conveyed to Pauline Bland on the occasion of her retirement and to David & Helen Porter on their retirement from the Willoughby Memorial Gallery. The Parish Council welcomed Benny & Theresa Lynch to the Gallery. Clerk to write to all three parties. It was reported by a resident that no metal gates had been delivered to the land in Mussons Close, and there is no record, therefore, of them being taken. It was reported that there had previously been aggravation in Mussons Close with the placing of nails on the road and the public footpath. The PCSO had advised residents to take notes and record any unusual behaviour. MCG have been raising funds to make a bid for the purchase of the land and the land has now been valued. A number of residents raised concerns and objections to the planning application for land off Swinstead Road (S17/0512). The following objections were raised: density of development, out of keeping with a rural area, lack of parking, imposing two storey dwellings, overlooking properties in Ferndale Close, loss of privacy & view, traffic issues on Swinstead Road, development entrance & exit sight lines are obstructed, concerns regarding overloading of water drains, restricted access to emergency vehicles if vehicles parked on road, and dwellings surrounding the Ron Dawson Hall may affect its running. The recent Mussons Close planning application was refused by SKDC on grounds of inappropriate development, which was felt to set a precedent for this proposed development.

- 1. Apologies for absence:** received and accepted from Cllr Grantham due to illness, and Cllr Fox.
- 2. District, County Councillor & Police Reports:** Cllr Hill reported the Grantham Hospital consultation had been put back to September. A&E hours have been extended an extra hour in the morning, opening at 8am and closing at 6.30pm. An out of hours GP service is also available. The CQC report on UHT will be released on April 11<sup>th</sup>. There is a national overspend of £100m within the NHS. Pressure is being put on GP surgeries running as businesses. Stamford Hospital is offering an out of hours service. Highways have been granted £37m by the government. LCC has 5,500 miles of roads to maintain. County Council elections take place on May 4<sup>th</sup>. Cllr Robins reported there were no delivery restrictions when planning permission for the Coop was granted. A new leadership team will be installed shortly to take over the running of SKDC.
- 3. Minutes of the Parish Council meetings on 8<sup>th</sup> March 2017:** These were approved & signed as an accurate record.
- 4. Councillors' Declarations of Interest:** Cllr Johnson noted an interest in agenda point 8, planning application s17/0471.
- 5. Clerk's & Chairman's reports on matters outstanding:**

**55/16 BT 90 Day Consultation – removal of public payphones –** Waiting to hear from BT.

**09/16 Neighbourhood Planning –** A public meeting is to be held on April 19<sup>th</sup> at Willoughby Memorial Gallery at 8pm.

**69/16 Dyke next to allotments on Tanners Lane –** the blocked dyke was reported using LCC's new online fault reporting service, but no update has been received. Cllr Hill to discuss with Highways.

- 6. Matters to be resolved:**
- 7. Circulated correspondence:** none noted.
- 8. Reports from Committees:**
  - Planning:**

s17/0471 Johnson, Tanners Lane	extension to dwelling	no objections
s17/0500 Jordan, Swinstead Road	extensions to dwellings	no objections
s17/0512 Golby, Swinstead Road	outline planning 34 dwellings	objections raised (see attached)

Parish Council asked Cllr Robins to send this application to committee

**Greens Committee:**

- 9. Payments and Accounts**
  - Bank balances - monthly update approved as set out below. Councillors to review Open Spaces membership.
  - Invoices for payment - Councillors resolved to approve payments as set out in schedule below.

## Payments and Accounts

Opening Bank balance from 1st March 2017	£9,634.02
Income received on bank statement	
<b><u>Invoices cleared on bank statement</u></b>	
CDPC – Community cleaner February	£125.44
S. Parker – Clerk’s wages & expenses February	£284.77
Cllr Honeywood – website renewal cost	£55.81
<b>Closing Bank Balance 31<sup>st</sup> March</b>	<b>£9,168.00</b>
<b><u>Cheques to be authorised/cleared:</u></b>	
Bourne Skip Hire – March garden waste skip (to clear)	£204.00
Bourne Skip Hire – March general waste skip (to clear)	£192.00
CDPC – Community cleaner March	£125.44
S. Parker – Clerk’s wages & expenses March	£301.95
LALC Annual subscription	£246.78
Mr. A. Greetham noticeboard repairs	£64.40
Willoughby Memorial Trust gallery lighting 2016	£82.62
Open Spaces Society subscription	£45.00
D. Warden grass cutting March	£90.00
<b>Estimated remaining NatWest bank balance (excluding Defibrillator fund &amp; play equipment fund)</b>	<b>£7,815.81 £5,111.84)</b>

<b><u>Defibrillator Fund</u> (as of March 31<sup>st</sup> 2017)</b>	
Total banked to date (inc. VAT refunds):	£2,383.80
Purchases to date (inc. VAT):	<u>£1,648.08</u>
Fund remaining:	£735.72

<b><u>Play Equipment Fund</u> (as of March 31<sup>st</sup> 2017)</b>	
Total banked to date (inc. VAT refunds):	£41,067.19
Purchases to date (inc. VAT):	<u>£39,098.94</u>
Fund remaining: (VAT refund of £170.17 due April)	£1,968.25

### 10. Matters to be further discussed at this meeting:

**62/16 Land in Mussons Close – asset of community value available for purchase / potential adoption of land by PC : to discuss placing a potential bid to purchase the land** – Mussons Close Group informed Councillors the land had been valued at £10,000 - £12,000. Funds have been raised by Mussons Close residents and the Parish Council is to submit a bid of £20,000 using that funding to purchase the land in Mussons Close. If successful, the land will be returned to a useable state and funding for grass cutting will be provided by Mussons Close residents for the next two years. It was agreed clerk would write to Mr. Smith offering £20,000 for the land, with the offer being sent recorded delivery.

**03/17 Grass surface under the play area picnic table** – two quotes were received and it was agreed to purchase 9 square metres of rubber safety matting from Wicksteed at a cost of £202 plus VAT. The Parish Council will install the matting.

**13/17 Proposal to install CCTV in Mussons Close** – to be discussed further at the next meeting.

**16/17 Dog fouling on footpaths and fields around the village** – it was reported that any issues with dog fouling can be reported online. If someone wants to volunteer as a dog warden, training is available. It was agreed, therefore, not to progress the idea of a ‘name & shame’ campaign.

**20/17 War memorial grass cutting 2017** – it was agreed that S. Kiely would continue cutting the grass at £10 per cut.

**21/17 Poor road surfaces, potholes and verges in the village and on commuter routes** – it was agreed all issues regarding the condition of the roads and verges should be reported using the online LCC fault reporting system.

**22/17 Possibility of the Coop installing their own defibrillator** – the Co-op Manager is away, to be discussed at the next meeting.

**23/17 Repairs to footpath, Station Hill** – Highways have cleared the footpath but the surface is in poor condition. To be reported using LCCs online fault reporting system.

**24/17 Possible closure of Post Office** – it was reported the Post Office may be closing on May 19<sup>th</sup>. Clerk to contact the Post Office for clarification.

**25/17 Future cost of LALC News & LCR publication** – it was agreed to subscribe to LALC News at £5 a year but to cancel the subscription to LCR.

**26/17 New owner of Pauline’s Store seeking PC support for grant application** – a letter was received from the new owner asking for the PC to support a grant application to fund improvements and alterations to the building structure. The PC is happy to support the endeavor to continue running the business, but would like more details regarding the grant and what it is to be used for. Clerk to write to the new owner.

**27/17 Community Events 2017** – it was reported the Corby Glen Community Group are considering holding a Big Lunch and Teddy Bears Picnic this summer. Clerk to ask Came & Co. whether the Parish Council insurance would cover such events.

**11. Next meeting confirmed to take place at 7.30pm at the Willoughby Gallery on Wednesday May 10<sup>th</sup> 2017.**

**Meeting closed at 9.15pm**

**Mrs. Sara Parker - Parish Clerk**

S17/0512 Golby, Swinstead Road, outline planning permission for 34 dwellings

Representations from Corby Glen Parish Council.

Corby Glen Parish Council objects to planning application S17/0512 for the following reasons:

Highway Issues – there would potentially be in excess of an extra 50 cars accessing Swinstead Road. In addition to speeding being an issue on this road, it narrows in the vicinity of Ferndale House, and extra traffic will exacerbate issues at the crossroads with the A151, already a dangerous junction. The potential increase in traffic flow is of concern. There are also concerns regarding traffic within the development. It appears 22 of the dwellings do not have garages, so it is unclear where all the cars will be parked on site.

Attempting to set aside S106 issues is of concern given the outline planning is for a substantial number of properties at 34. An S106 agreement should be considered.

Scale of development - the scale and density of the proposed development is out of keeping with the neighbouring area.

The Parish Council suggests a plan of only single storey dwellings would be more in keeping with the surrounding area.

Out of character with surrounding properties – the proposed development site contains large two storey detached dwellings on small plots which are out of character with the surrounding single storey bungalows on large plots. Corby Glen Parish Council recommends siting single storey dwellings along the boundary with Ferndale Close properties.

Visual intrusion - the proposed development land is on the fringe of Corby Glen in a rural area. The proposed plan would be visually intrusive to both the surrounding rural aspect, neighbouring properties in Ferndale Close and the bungalow on Swinstead Road. A rural approach would be more appropriate with larger gardens and more open space.

Effect on surrounding amenities – the Ron Dawson Hall is an invaluable facility which is of great benefit to the village. It is used daily and there are concerns that it being surrounded by dwellings may hinder its operation.

Flood issues – at times of heavy rain, the River Glen floods in the lower part of the village around Tanners Lane. There are concerns the current drainage system cannot support the surface water from another 34 properties being run into the main sewer, as proposed in the application, as this would add further to the village’s ongoing flood issues.

Corby Glen Parish Council has asked District Councillor N. Robins to send this application to committee.