

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 20 OCTOBER 2009 AT 7.15PM IN THE COUNCIL CHAMBER STANHOPE AVENUE

PRESENT

Councillors: D Clarke (Chair), E Mace, D Robinson, A Midgley, P Franklin, J Nelstrop, G Baker and W Saunders

IN ATTENDANCE

A Bushell (Parish Clerk), ELD Councillor M Harness and 2 members of the public

5837 APOLOGIES FOR ABSENCE WITH REASON GIVEN

Apologies were accepted from Cllr Hill. Cllr Pickavance and Cllr Storey were absent.

5838 TO RECEIVE DECLARATIONS OF INTERESTS

Cllr Nelstrop declared a personal interest in agenda item 4 (minute ref. 5840) as she knew the applicant.

ELD Councillor Harness arrived at 7.20pm.

5839 TO RECEIVE THE RESERVED MATTERS PROPOSALS FOR A 'LOG CABIN' DEVELOPMENT AT KIRKSTEAD BRIDGE (S/215/00773/07).

Mr Neil Ingham (land owner) and Mr Mark Hodson (Architect) explained that they had requested to present their proposals to the Council so that the Council had more understanding of the development and to also see how the Council felt about them altering a couple of items within the 106 agreement.

Cllr Saunders arrived at 7.25pm.

They told the Council that there would be 34 log cabins on the site, which was much lower density than other sites and they had no intention of increasing the number of cabins, the cabins would have 2 bedrooms and be of a good quality finish and were to be sold to people to be used as holiday accommodation and not for a commercial letting purpose. They were looking at removing the amenity building from the plans as it was felt that it was not sustainable and they would instead increase and enhance the landscaping of the development.

Mr Hodson told the Council that they were worried about the noise nuisance of the nearby sub-station and would be investigating ways of reducing the noise pollution to the development.

Cllr Baker asked about how they would be overcoming the problem with the very wet marshy land on the site and the developers said that they would look at installing land drainage.

They explained that they hoped to be able to alter the time restrictions set out in the 106 agreement, as they wanted the site to be flexible and give the owners the freedom to use their cabins at anytime throughout the year, but there would be rules/restrictions in place to safeguard the park environment as they did not want it to become a residential home park, but instead they hoped it would be a development the village could be proud of. They spoke about restrictions in place at similar parks and said that they would be happy to share these with the council. They wanted to be able to apply for a 12 month occupancy license, but councillors were concerned that any

restrictions put in place would be unenforceable. The developers explained that rules would be enforced by the park management and there would be legalities within the 106 agreement and the combination of the two would ensure non permanent occupancy of the park. They were unsure at the current time if there would be an on-site warden as one warden usually covers 2 or 3 parks.

Discussions took place about the green credentials of both the cabins and the development as a whole and they explained that the ground rent that the owners would have to pay each year would pay for the upkeep of the site.

Mr Ingham told the council that he was unsure when the application would be submitted and the Chair explained that in order to gain support from the Parish Council there would need to be stringent and enforceable proposals in place, with a process to ensure it is enforceable and effective.

Cllr Midgley left the meeting at 7.59pm and did not return.

The Chair thanked Mr Ingham and Mr Hodson for attending the meeting.

Mr Ingham and Mr Hodson left the meeting at 8.01pm and did not return.

5840 TO CONSIDER AND RESPOND TO PLANNING APPLICATION S/215/02303/09 – WOMERSLEY HOUSE, 27 HORNCastle ROAD

It was proposed, seconded and RESOLVED to support the application to extend the existing dwelling and construct a vehicular access and entrance gates as well as demolishing the existing garage.

5841 TO COMMENT ON THE APPLICATION TO DO WORK TO TREES AT WOODBINE VILLA, THE BROADWAY

As the applicant had not provided the council with a reason for requesting removal of three of the trees it was RESOLVED that the council would not support the application to fell trees 3 (Apple), 4 and 5 (Beech), but instead ask the tree officer at ELDC to request that the reason for removal is given. The council did not have any objections with the crown reductions of up to 50% of trees 1 and 2 (Willows). Councillors recalled that the applicant had applied for trees to be felled several months earlier and the Clerk was asked to look at the previous application and work out what percentage of trees they were planning to remove from the site and quote the figures within the council's response. The council found it difficult to understand why the applicant had not requested that all the tree work be carried out in one go, and by submitting different applications over a period of time it appeared that they were denuding the site by stealth.

Within the council's response the Clerk would ask the Tree Officer if all applications for work to be done to trees within the conservation area could be submitted with a tree surgeons report.

5842 TO COMMENT ON THE APPLICATION TO REMOVE AN ACACIA TREE AT WELBY LODGE, THE BROADWAY

It was proposed, seconded and RESOLVED to support this application.

5843 TO RESOLVE FOR SPECIALIST TRAINING ON PLANNING MATTERS TO BE CARRIED OUT BY THE PLANNING COOPERATIVE AT A COST OF £450

It was proposed, seconded and RESOLVED to organise for specialist planning training to be carried out. The Clerk would enquire if Wednesday 2nd December was convenient for the Planning Co-operative and if not it would be arranged for Thursday 3rd December.

The Parish Council would agree it's response to the LDF Core Strategy consultation at the meeting on 1st December and then ask the Planning Co-operative to give advice on the suitability of its comments at the training session, as well as providing other advice on suitable responses to planning applications and ways of dealing with any reoccurring planning issues within the village.

The Chair declared the meeting closed at 8.41pm.