

**Medbourne Parish Council**  
**MINUTES OF THE MEETING HELD IN THE VILLAGE HALL**  
**MONDAY 8<sup>th</sup> APRIL 2013**

**Present:** Cllrs Polito (Chair), Pilkington, Oliver and Dunckley  
See attached list for other attendance

**1.0 APOLOGIES:** Cllr Beaty, Cllr Clarke

**2.0 MINUTES OF THE MEETING HELD MONDAY 4<sup>th</sup> MARCH 2013:**

The minutes were approved and signed as a correct record.

Proposed: Cllr Oliver Seconded: Cllr Pilkington.

**3.0 MATTERS ARISING:**

**3.12.3 Manhole Cover on Manor Road:** This has been reported to Severn Trent and given reference number 2001152860.

**4.0 PLANNING:**

**4.1** During the month details of the following Planning Applications submitted to Development Control have been received and circulated to councillors:

- **Miss J Swaine, Land adj. to Dale Farm, Manor Road – Erection of a Dwelling (access and siting to be considered) – extension of time:** Councillors had no comments.
- **Mr & Mrs R Hammond, 7 Hallaton Road – Erection of two storey side and front extensions:** Councillors had no comments.
- **Mr M Hedgecott, 52 Main Street – works to trees:** Councillors had no comments.

**4.2** During the month Planning Permission had been given by Development Control in respect of the following:

- **Langton Homes, The Old Slaughterhouse, Springbank, Medbourne:** Demolition of two existing buildings and erection of a detached dwelling and garage.

**4.3** During March details of Planning Applications submitted to the Development Control Team for the Harborough District had been received and circulated to councillors.

**4.4 At this point, due to a conflict of interests, Cllr Polito left the room, and Cllr Pilkington took over as Chairman**

**4.4.1** A presentation was given by Lance Wiggins (planning consultant with Landmark Planning) on behalf of Walter Ward Contracts, regarding their proposal for development in the field along Drayton Road. This was for consultation purposes, no plans have been submitted, the presentation was given as a first stage consultation.

The process of looking at this site for development had been prompted by the Harborough District Council call for sites in 2012. The site is currently outside the defined limits of the village (ie. outside the limits of permitted development) but directly opposite established housing which is within the limits. Mr Wiggins said that Medbourne is categorised as a ‘selected rural village’ and therefore an appropriate location for sustainable development. He also mentioned the

current consultation by Harborough District Council on a new Local Plan, which will call for greater flexibility regarding rural sites and limits.

The site layout is not yet finalised but the proposal is for eight houses on the 1.2 acre site. These would comprise a terrace of three two-storey houses, two semi-detached two-storey houses and three detached houses, each of a slightly different style. The terrace of three would be affordable housing, available to rent or for shared ownership through a housing association. Feedback from the strategy officer at Harborough District Council suggests that two would be rented and one shared ownership. They would be allocated via the HDC waiting list, with priority given to local people.

The landowner has also suggested an area of the development be allocated for allotments, with a further area of planting.

The proposed design of the new houses reflects the best features of local architecture, using a materials mix including ironstone, reclaimed brick, thatch and welsh slate. It is designed to be complementary to the village entrance when approaching from Drayton.

The developers then invited questions from the audience, which were answered as follows:

- 4.4.2 Colin Burrows:** I believe that the land was originally left to the village of Medbourne in the 1930's, as a play area and for the benefit of the village people. Is there anything in the deeds when the land was sold to Mr Jefferies which would prevent it from being built on?  
Councillors and developers were not aware of anything, but would look into it.
- 4.4.3 David Tuffs:** The land backs on to Medbourne Brook. Have the Environment Agency been consulted?  
Yes, they have, but obviously a flood risk assessment would have to be done.
- 4.4.4 Brian Speller:** Would they still be able to dredge the Brook if necessary?  
Provided nothing is built on the strip 6m back from the Brook, access would still be possible.
- 4.4.5 Tom Burrows:** Do the plans include front gardens for the new houses?  
Yes, small front gardens approximately 5m long.
- 4.4.6 Colin Burrows:** How much levelling would be required to get the foundations in?  
We've not yet got to that stage. (It was noted that the developer would have to bear the cost of moving the sewage pipe which runs under the field).
- 4.4.7 Pat Tweddle:** Has provision been made for parking – especially of the three terraced houses?  
Yes, provision has been made for off-street parking.
- 4.4.8 Alan Tweddle:** What about the other properties?  
In the proposal some have garages, all have off-road parking.
- 4.4.9 Jenny Sandars:** Will the front boundary of the properties be open to the road or is there a requirement for a hedge/fence/wall?  
There is an existing hedge to the boundary of the field, this will be retained where possible and supplemented where necessary.
- 4.4.10 Nickie Philbin:** Who has hired Mr Wiggins?  
Mr Wiggins is representing Walter Ward Contracts, he works for planning consultants who are hired by private sector companies.

- 4.4.11 Nickie Philbin:** Isn't it correct that Mr Wiggins used to work for David Wilson Homes and that he is hired specifically to get plans through where a community doesn't want them; how long has he been hired for?  
Yes Mr Wiggins did work for David Wilson some time ago. He works as a planning consultant and has been hired by Walter Ward contracts to work on this proposed project.
- 4.4.12 Nickie Philbin:** When will you be putting the planning application in?  
We are not at that stage yet, it has not yet been decided.
- 4.4.13 Colin Burrows:** If enough people object would it stop it?  
At this point this presentation is part of a pre-planning consultation process. Consideration will be given to points raised about the design and layout.
- 4.4.14 Nick Hall:** Other roads coming in to Medbourne may offer similar locations – could the same thing happen elsewhere?  
We can't speak for other locations but this appears to be a logical extension to the village, sited opposite existing housing.
- 4.4.15 Trevor Pemberton:** Could you explain the process of altering the building line (limits to development)?  
There are two approaches, firstly the direct route, where the application is submitted and we wait to see what decision is taken and secondly the policy route, with a consultation in relation to the new local plan (since the plan has a requirement to find sites).
- 4.4.16 Nickie Philbin:** I think it's important to realise that this is not just the Drayton Road issue, it's also the wider issue of the change of law with the new local plan and lines moving everywhere. There is a consultation going on at the moment for the new local plan, I would encourage everyone to respond with how they feel (this can be done on-line).
- 4.4.17 Chuck Speller:** Where are the allotments proposed to be sited?  
After the end of the building line.
- 4.4.18 Nickie Philbin:** Can we take a vote now, on what people think?  
Cllr Pilkington replied that it was not appropriate to vote. There was some complaint about this, but councillors were in agreement that it would not serve a meaningful purpose.
- 4.4.19 Mike Rickman:** I feel that the Parish Council has been remiss on not having advised the village as a whole.  
The meeting was advertised in the usual way, with agendas posted on the parish council noticeboard, the village noticeboard and the website.

**At this point Cllr Polito was invited to return and continue chairing the meeting.**

## **5.0 CORRESPONDENCE:**

**5.1** During March the following correspondence had been received and circulated to councillors:

- Details of Community East Forum
- RCC Rural Action Seminar Details
- Details of Community Resilience Workshop
- LRALC March Newsletter
- Letters of advance notice re. Road closures
- Details of the online consultation – new Local Plan for Harborough
- LRALC new website launch

- Details of Harborough District Youth Partnership event
- Details of first Harborough Police online webchat

## **6.0 QUESTIONS TO THE CHAIRMAN:**

The Clerk asked if there was agreement to apply for one of the LRALC/Came & Company Small Councils Training Bursary Awards, mentioned in the March LRALC Newsletter. This was agreed by all.

## **7.0 REPORTS:**

**7.1** Cllr Oliver reported that he had spoken to County Highways regarding traffic calming on the entry roads into Medbourne and had quotes for various speed controlling measures. Including the cost of installation it would appear that the total is likely to be in the region of £5000 for three units, fully installed. Planning permission is not required, but certain regulations do need to be adhered to. Cllr Oliver has also spoken to Langton Homes, who have suggested they would fund 70% of the cost.

**7.2** Cllr Pilkington reported that the Easter Raffle for the MEFT had raised £337.10, which will go towards the cost of insurance and the safety inspection. Many thanks to the village for their support.

**7.3** Cllr Polito reported that he had received the latest update from the Youth Club, which had been circulated to councillors. There are currently 33 members with an average attendance of 20 (since it is held alternately in Medbourne and Great Easton). Councillors agreed that they were happy to continue to support the Club with a donation of £400, as detailed in the precept.

## **8.0 BIG SOCIETY:**

The community open event is going to be held on Sunday 16<sup>th</sup> June in the Village Hall in conjunction with Sunday Teas. All groups in the village will be invited to participate and provide information. There will be an advert regarding this going into the Parish Magazine next month.

## **9.0 COMMUNITY RESILIENCE PLANS:**

Information on these had been circulated after the Annual Parish Liaison meeting. However, given the time it was agreed their consideration should be deferred until the next meeting.

## **10.0 TAXI VOUCHER SCHEME:**

There is currently £342.60 in the fund for the taxi voucher scheme.

## **11.0 PARISH REPAIRS & MAINTENANCE:**

Cllr Pilkington reported that on Good Friday she received notification that sewage was escaping from a manhole near the church. She reported it to Anglian Water and it has been repaired. This was the second time this had happened in just a few weeks.

## **12.0 ACCOUNTS:**

**12.1** During the month the following invoices were submitted to councillors for payment:

Eyebrook Wild Bird Feeds	£62.45
The Hollow	

Fiona Smith	£28.11
Stationery and Stamps	

Eon Sustainable Energy	£126.43
Street Lighting Maintenance	

Fiona Smith	£433.68
Clerks Salary (Oct – Mar)	

**12.2** At the meeting the following invoices were presented to councillors for payment:

LRALC	£169.18
Membership Fees	

Six Saints Circa Holt	£200.00
Parish Magazine Donation	

Medbourne Village Hall Committee	£500.00
Donation	

Eyebrook Wild Bird Feeds	£55.80
The Hollow	

Six Saints Circa Holt Youth Club	£400.00
Annual Donation	

Proposed: Cllr Oliver Seconded: Cllr Dunckley

**12.3** A bank mandate form has been completed and sent off in order to replace Pat Tweddle with Cllr Dunckley as a cheque signatory.

**13.0** **DATE & TIME OF NEXT MEETING:** The next meeting will be the Annual Statutory Meeting on Monday May 13<sup>th</sup> at 7.45pm, and the following meeting will be on June 3<sup>rd</sup>.

**14.0** **COUNCILLORS HOLIDAYS:** None given.

**15.0** **PUBLIC QUESTION TIME:**

**15.1** Trevor Pemberton had seen the note in the Parish Magazine regarding repairs required to the Blaston track and offered to contribute, as he felt he had caused some of the damage. This was not considered necessary as Highways do have it on their repair list.

**15.2** Karl Jenkins wondered if the village charities would be included in the Big Society initiative, and was told that information has already been given for the information pack.

**15.3** Tom Philbin asked for the newer councillors to introduce themselves and say how long they had lived in Medbourne, which they did.

There being no further business the meeting closed at 8.15pm.