

MEDBOURNE PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 2 September 2019

Present : Cllrs Gidley-Wright, Pilkington, Easton, Shaen-Carter and Caffrey

Also present : Parish Clerk, 6 members of the public, plus 2 agents for application 19/00852/FUL

ITEM. NO.		Actions
468.0	APOLOGIES FOR ABSENCE (Cllr Rickman - HDC)	
469.0	DECLARATIONS OF INTEREST None	
470.0	REQUESTS FOR DISPENSATION None	
471.0	MINUTES OF THE PC MEETING ON 1 July 2019 These were approved as drafted, with one correction to the spelling of Pagets Farm (with no 'D').	
472.0	PUBLIC REPRESENTATIONS	
472.1	There was substantial input from parish residents on the proposal for 21 new dwellings on the Hallaton Rd. Comments critical to the proposal noted that this number was significantly above that had been supported in the Neighbourhood Plan; that such a development would encroach onto open countryside; that the dwellings would be very visible due to the steepness of the site, which would also endanger soil stability in future; and that there may be disruption to valuable archaeological remains.	
472.2	It was noted that there may be a site visit during the week by HDC, but there would be no obligation to inform the PC.	
473.0	CLERK & COUNCILLORS REPORTS	
473.1	A short report was noted from the Trees and Brook Warden on the current condition of village trees.	
473.2	An acknowledgment was made on the extent of campaigns elsewhere to enhance wildflowers on grass verges, and it was	

473.3	agreed that Councillors look around the village for possible verges that could become exemplars for wildflower growth. MF noted that the planned policy reviews had commenced on this agenda. A review of PC assets would be undertaken once all policies had been reviewed.	
473.4	All other actions had been undertaken by MF as per minutes.	
474.0	TO RECEIVE REPORTS ON THE FOLLOWING MATTERS:	
474.1	Village Hall No meeting recently. Routine insurance is in place for the Hall.	
474.2	MEFT A donation of £665.50 had been received from the BBQ and was being held by Cllr. P. It had been hoped this could be for new swing provision, but costs would be much higher than the donation sum, so other ideas were being considered.	
474.3	Sports Club The recent good weather had enabled the 6-a-side event and the monthly luncheons to be well supported.	
474.4	Village broadband and website No detail to report.	
475.0	TO CONSIDER AND COMMENT ON PLANNING MATTERS	
475.1	<u>Applications submitted to HDC:</u>	
475.1.1	19/01274/OUT - Hallaton Rd Site (21 new dwellings) Consideration was given to a comparison of the site recorded in the NP and the larger site now included in the planning application. The NP recommended 12 units as a minimum with 40 % as affordable housing provision, but it appeared that the application had significantly increased the total number of properties, did not include enough affordable provision and did not include sufficient smaller units. It was agreed to submit a strong objection to the application as it stands.	
475.1.2	19/01170/FUL (creation of parking space) Three Councillors had visited the site and noted it would be useful to increase off-road parking provision. Discussion was had on needing to check the access width, and that piers should be provided to support the wall openings.	

	<p>It was agreed to support the application, subject to the comment on strengthening the wall openings.</p>	
475.1.3	<p>19/00852/FUL - 'Hinch's Farm Buildings'</p> <p>Agents of the applicant noted surprise at the PC's comments recorded on the HDC website that the application did not seem to be in line with the NP, and that other comments had not been raised in discussion at previous PC meetings (e.g. on noise and smell and on the size of the proposed barn).</p> <p>Councillors responded that public representations had not been in favour of the application's details at the time of PC meeting and that other points only arose after the application had been finally submitted. The PC's main concern was with the closeness of potential agricultural use to domestic uses, but not to the notion of associated business uses.</p> <p>A number of points were made regarding revisions to the application, including reconsideration of the workshops and agricultural building, an increased number of smaller dwellings, plus other small economic work-units. There could be a single (unshared) access road for the dwellings, though a reduced size of scheme would probably be no longer large enough for a possible local solar-PV contribution.</p> <p>The agents asked for more guidance on what could be acceptable to the PC and to the NP- it was agreed to return to the PC with further ideas on the application.</p>	
475.2	<p><u>To note decisions undertaken by HDC:</u></p> <p>Permission had been given for tree removal by the Village School Building.</p>	
475.3	<p><u>To note enforcement actions commenced by HDC :</u> None to note</p>	
475.4	<p><u>Other planning matters :</u></p> <p>Councillors noted concern on the protocol for hearing views from developers and agents, and how matters are finally considered by the PC when an application has been finally submitted.</p> <p>It was agreed that discussion about applications cannot <i>debate</i> matters but must be seen to be sufficiently <i>transparent</i>. Councillors agreed to contact LRALC / NALC for any guidance on degrees of engagement with applicants and developers.</p> <p>It was agreed that a post-NP group liaise with HDC on planning matters.</p>	<p>CllrP</p> <p>Cllrs</p>

476.0	2019-20 REVIEW OF MPC POLICIES	
476.1	Information had been circulated prior to the meeting on a format for undertaking reviews to existing PC policies.	
476.2	Reviews to two policies were agreed at the meeting: - Medbourne PC Standing Orders - Medbourne PC Code of Conduct	
476.3	Further reviews would be brought to the next PC meetings.	MF
477.0	TO NOTE CORRESPONDENCE RECEIVED: The following details were circulated prior to the meeting :	
477.1	- HDC note on S106 advice for 21 houses (<i>discussion noted that that use of any future S106 resources could be directed towards the Village Hall works, and to leisure facilities for older children, and for outdoor gym equipment</i>);	
477.2	- CPRE Affordable Housing conference in November	
477.3	- PC information requested by the Police and Crime Commissioner's office	
477.4	- HDC request for information on Remembrance Event planning	
477.5	- LRALC information on revised NALC Financial Regulations (<i>MF to review</i>)	
477.6	- County Highways receipt on the request for Village Gateways (<i>it was agreed to obtain a quotation for installation quote and then discuss with Highways</i>);	
477.7	- Littlejohn receipt of the 2018-19 audit documents	
477.8	- A parishioner's request to consider a new pathway from Uppingham Road (<i>MF to resend to Councillors</i>) - Notice that the Hallaton Neighbourhood Plan has commenced with public consultation on its draft under Regulation 14.	MF
478.0	2019-20 BUDGET AND APPROVAL OF PAYMENTS	MF
478.1	Payments to approve 2019-20: - NALC (copies of Good Councillors Guide) : £45.90 - M Field (for Autela Payroll – cancelled cheque) : £46.80 - E-on (Charges to end-June 2019) : £486.42	

	<ul style="list-style-type: none"> - HDC (2019 election expenses) : £400.00 - Grant to PCC for Parish Magazine : £250.00 - M Field (salary, August & September): £153.78 + £153.58 = £307.36 (NB - not £207.26 as stated on the Agenda) - Autela Payroll (for payroll services) : £47.08 	
478.2	The bank reconciliation to August 2019 had been circulated and would be placed on the website.	MF
479.0	AUDIT OF PC ACCOUNTS	
479.1	A checklist of actions would be brought to the next meeting as responses to observations on the 2018-19 period.	MF
479.2	A receipt of the 2018-19 External Audit submission had been received from the external auditors., and no issues of concern had been raised at this stage.	
479.3	The PC had applied for exemption from an extended audit, so there would no longer be a statement to display for public information that the audit had been completed.	
480.0	GRANT APPLICATIONS	
	None received.	
481.0	QUESTIONS TO THE CHAIR	
	None received.	
482.0	ITEMS OF REPAIRS AND MAINTENANCE	
482.1	A faulty streetlight was reported along Old Holt Road MF to pass details to Cllr P.	MF / CllrP
482.2	The reported potholes had been repaired.	
482.3	Loose stones on the ford would be reported to Highways.	CllrP
482.4	A report was also received on the sewer at Ashley Road where the manhole lid blows off in heavy rainfall. This has been reported to Anglia Water and is scheduled to be serviced and cleaned out next week. This will need upgrading in time before any further development can happen to the Ashley Rd area.	
483.0	COUNCIL TRAINING AND RESOURCES	
	Nothing to report.	

484.0	ITEMS FOR NEXT AGENDA <ul style="list-style-type: none"> - The proposed 'white gates' to the Village Gateways - Review of Financial Regulations 	
	DATE OF NEXT MEETING <i>7 October 2019</i>	

Signed:

Date: