

## WHISSENDINE PARISH COUNCIL

Minutes of Parish Council Meeting held on **Monday 3rd December 2018**  
**7.15 pm** in the Village Hall, Whissendine

**Present.**

**Mr Will Farr (Chairman)**  
**Mr D Hatton, Mrs L Arnold (delayed), Mrs C Moss, Mr R Comber, Mrs P Lake**

**In attendance**

**Also in attendance.**

**Dr S Lammin (Honorary Parish Clerk)**  
**Mr I Arnold Rutland County Councillor**  
**Ms. Angela Kuc**  
**Mr Ian Cockburn**  
**Mr and Mrs Mike Smith and Mr and Mrs J Cranwell-Ward**

The Chairman opened the meeting at 19:15 hours.

13059. Questions or comments from the public

- a) Mr Cockburn outlined his plans for changes to outbuildings at 3 Ashwell Road and the associated application for grant funding from the Leader+ programme. The plans will be subject to RCC permission and will come to the parish council at a later date. Mr Cockburn would like support in principle for his grant proposal so it can be forwarded to Leader+ administrators. His proposal is for holiday accommodation for a family of 4 with disabled access, estimated 20% occupancy. This matter has been scheduled later on the agenda.
- b) Mr Smith outlined, on behalf of his spouse and two neighbours his concerns in relation to the planning application received by RCC for development at 29a The Nook. Happy with update of existing but concerned about brutalist design of new-build that is not in keeping with existing. Design at odds with RCC policy, not in keeping with sense of place and unsympathetic to village character; and 2004 Village Design Statement. The development is higher than 2 storeys, with the land sloping significantly so it will stand out at edge of village and highly visible from the public footpath. Application design statement describes 10 parking spaces; the traffic flow in the Nook is likely to be detrimental. Mr Cranwell-Ward added that the height of the land will require a huge excavation to reduce the level of the foundations to achieve the proposed roof height. This matter has been scheduled for debate later on the agenda.

13060. Apologies for absence: Mr T Edmunds is unwell.

13061. Declaration of pecuniary interest in any matter on the agenda:

Mrs Moss asked it to be recorded that her home was immediately adjacent to 39b Main Street which is subject of a planning application to RCC listed later on the agenda.

13062. To approve the minutes of the meeting held 5th November 2018

The minutes were approved without amendment, proposed by Mrs Linda Arnold , seconded by Mrs Cynthia Moss.

13063. To consider co-option to fill an advertised vacancy on the Parish Council  
Ms Angela Kuc confirmed her desire to serve on the Parish Council.  
Members checked her eligibility and found her 12 months residency in the village will be completed in July 2019. As she could not be co-opted at the present she has been invited to observe proceedings.

13064. Reports from Councillors

- a) Rutland County Councillor Mr Arnold reported that the Post Office are reviewing the siting of the Melton Road post box.  
St Georges Barracks development- RCC looking for infrastructure grant prior to development, new dwellings unlikely prior to 2022. Looking at 30% affordable homes within 600+ houses.
- b) Reports of meetings attended by Parish Councillors:
  - i) Whissendine Environment Group: 2 trees planted on top bank and three on lower bank at the Banks. The trees to be living WW1 memorials with village children as guardians.  
Litter pick scheduled for 9<sup>th</sup> March 2019 on verges at village edges.
  - ii) Village Hall Committee may want financial support towards recent upgrades. It was confirmed that provision has been made in this year's budget.

13065 Planning matters

- a) To consider those plans received between 5<sup>th</sup> November 2018 and 3<sup>rd</sup> December 2018

**2018/1148/FUL** 29a The Nook: development of additional dwelling. In addition to the representations heard at the top of the meeting Mrs Cumming, the village Flood Warden has made representation, via email (2/12/2018). The Flood Warden reports that the application states the site is not within an area at risk of flooding. She points out it is just upstream from an area that is subject to flooding and the entrance to the property from The Nook regularly floods. She is concerned that development of an additional house will increase runoff by replacing a garden area capable of soaking up rainwater with hard surfaces. She can find no measures within the design submitted to mitigate this.

Members deemed the proposal out of keeping with the 2004 Village Design Statement, RCC's 2011 Core Development Strategy and therefore the character of the village in almost all respects: appearance, materials, height, etc. The proposal includes provision for 10 cars. The incongruity of design will be apparent from the outskirts of the village being visible from the public footpaths. Whissendine Parish council believes the roadway cannot accommodate the increased traffic flow, the Nook is single track no footpaths, no passing spaces and the children's play area and a public footpath is accessed via the Nook. The proposal also represents an over development of a site of restricted dimensions. The ash-tree on site is subject to a TPO and its location is not shown accurately on the plans and is likely to be at risk. In conclusion Members were strongly against this application for a new dwelling on the site. The council recommended to the planning authority that should development proceed then the developer should be required to take measures to

mitigate the flooding that occurs regularly at the entrance to the site and to handle all the run-off from the hard surfaces.

**2018/1187/PRC** Change of use of 39b Main Street to A3 Restaurant/Cafe: Members noted that an application for hot food take away at this premises was refused in November 2011. The reasons for refusal at the time were broadly that the premises were located in close proximity to dwellings, some located at a higher level and there was a risk of unacceptable loss of amenity due to exhaust of cooking fumes; also the premises are opposite a junction and the use would likely lead to vehicles parking in close proximity to the premises and hence the junction, leading to the potential for blocking visibility from St Andrews Close and narrowing the carriageway to the general detriment of highway safety. It was considered these issues still apply. Members commented that should RCC wish to grant change of use then it should be restricted to the applicant alone. The reason for this is that the business may not be viable and once CoU was granted the character of the business could change significantly if it were to change hands; unless these limitations are included in any permission. Further the permitted use should be limited to the provision of hot and cold beverages, sandwiches and baked goods. In this way on-site cooking would be minimal. These conditions if applied would allow the applicant to develop their business as outlined in the application.

b) Planning updates

**2018/0383/FUL** 55 Stapleford Rd – permission for extension granted by RCC.

**2018/0831/FUL** 25-27 Stapleford Rd -permission for construction of a ceramics studio for teaching granted by RCC; with conditions that it shall only be used in conjunction with the dwelling and classes may only be run between 10.00 and 17.00 hrs Monday to Friday.

13066 To consider request for letter of support to accompany LEADER+ bid

Mr Cockburn's request, heard at the top of the meeting, was considered. It was **AGREED** that support be lent in principle to the notion of providing disabled accommodation for a family to the rear of 3 Ashwell Road. The PC has not had benefit of seeing the full planning application but will be commenting in due course.

13067 The Banks

a) Maintenance of The Banks: The cutting contract for 2018 has ended. Members were advised that the contractor has agreed to the extension of the contract for a 3<sup>rd</sup> year without change of terms. It was **AGREED** that the contract should be extended to a 3<sup>rd</sup> year.

b) To consider the report on quotes obtained for repair of stile: 3 quotes were considered in the range of £300 to £350 for repair of the stile between the play areas. One bidder had not given a timescale and is known to be in poor health since bidding. It was **AGREED** that quote C will be accepted. The Clerk will ask Mr G W Morley to undertake the work.

c) Update on tree planting arrangements. It was noted that the trees are in situ. The Parish Council wanted to extend thanks to Jonny Baker for his assistance and contributions to the project.

d) Further storm damage: Storm Diane (Friday 30/11/2018) has weakened an otherwise sound but ancient willow so that a huge limb has sagged down across the boundary into the adjacent paddock. The twiggy ends of the branches are now brushing the eaves of some sheds at 5 The Nook. An inspection on Saturday revealed the limb was stable but huge. There is no evidence of instability nor immediate risk apparent but the scale of the job demands competent tree surgeons and the cost is likely to exceed £750. Three quotes are being obtained. The occupier of No 5 is anxious the limb be removed as he feels his land may become boggy as the winter progresses inhibiting removal; so an offer has been made that should he wish to undertake removal and re-charge WPC the council would meet reasonable costs incurred. The quotes will determine the reasonableness of any costs. He has been advised that WPC would like to retain the wood. This matter will come forward to the January meeting.

#### 13068 Highways/Village Maintenance:

a) Maintenance matters:

Sherrards Close verge has been cleared back to the fence improving visibility. Moss at Fox Hill has been cleared.

Footpath in Sherrards Close down to towards 25 Stapleford Rd surface breaking up and slippery.

Gulley clearance missed those on the shop side along Main Street due to parked cars; 10 days ago and 5 days ago.

b) To consider fitness of bus stops close to school and associated keep clear markings

Water collects by the speed cushion adjacent to the Oakham Rd bus shelter

#### 13069 Financial business

a) Updated Estimated Accounts.

These were received from the Honorary Clerk.

b) Progress with handover: an in-depth examination and reconciliation of the accounts will be undertaken with any variances reported at a future meeting. The change of mandate is still being pursued with the bank.

c) To consider invoices received and approve payments as appropriate.

The following amounts were agreed:

Caretaking	£ 90.44	(including backpay to NMW)
Whiss. Env. Group	£200.00	
Gates Garden Centre	£120.00	(Christmas Tree)

d) The request for £150 financial assistance for Whissendine Craft and Produce Show, under s137 Local Government Act 1972 was debated and it was **AGREED** to make the grant towards publication of the schedule.

e) To review the latest guidance regarding the prohibition of parish council's contributions to the maintenance of open church yards. It was noted that the NALC position is that Local Government Act 1894 prohibits parish councils from contributing to church affairs including the maintenance of buildings and land; thus it is imprudent to contribute towards the maintenance of open churchyards. It was therefore AGREED that the annotation of the accounts should make it clearer that WPC's contribution towards maintenance is for the area of the churchyard that no longer accepts burials and is for the provision and maintenance of a bio-diverse meadowland environment for the benefit of the village.

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13070. On-going business not scheduled elsewhere on agenda

a) The solicitor has agreed to act for the council and will contact the clerk when further details are required.

b) The solicitor acting for a resident has been advised that WPC will with offer assistance in the matter of concern. The clerk has advised, to date, that a desire to be as helpful as possible must be tempered by the council's legal responsibilities and that the council holds no records or materials that are believed could be of assistance, but would be willing to share anything in the public domain on request. Members AGREED the clerk's response appropriate.

c) This year's Christmas Tree is in situ. It was not gifted and had to be purchased this year.

13071. Correspondence received in November from:

Rutland County Council (RCC) re bus stops near schools

RCC: minutes of Parish Council Working Group 31/10/2018

Minutes of Whissendine Environment Group

Meeting closed 9.40pm.

Any member of the public may view copies of letters and documents held by the Parish Council by appointment with the Clerk (whisspcclerk@gmail.com)