

Saxby All Saints Parish Council

**Minutes of the Parish Council Meeting held on Wednesday 18th July 2018 at 7.00pm
in Saxby All Saints Village Hall**

Present

Cllr Ken Bates (Chair)

Cllr Charlie Barton (from 7.50pm)

Cllr Dorothy Fagge

Cllr Pauline Leitch

Mr E Rychlak, Conservation Officer, North Lincolnshire Council

Mr A Law, Principal Planner, North Lincolnshire Council

1 Member of the public

180718/1 Apologies

Cllr M Young & Cllr A Simpson

180718/2 Declarations of Interest

a) Declared by:

Cllr Barton Agenda Item 10 Prejudicial Member of PCC

Cllr Fagge Agenda Item 10 Prejudicial Member of PCC

b) Dispensations issued to Cllr Barton and Cllr Fagge to stay, discuss and vote in respect of agenda item 10. Without the dispensation's the number of persons prohibited from participating in the decision-making would be so great a proportion of the council as to prevent the decision.

180718/3 Minutes of Previous Meeting

The minutes of the meeting held on the 13th June 2018 were approved by members and signed by the Chairman.

Proposed: Cllr Fagge, seconded: Cllr Leitch.

180718/4 Reports from Ward Councillor(s)

None present.

180718/5 Conservation Area Policy

Discussion with Conservation Officer, Mr E Rychlak and Principal Planner, Mr A Law from North Lincolnshire Council.

- Cllr Bates began by advising that the PC was seeking clarification on where it stands. There is little point the PC objecting if NLC are going to approve despite the policy recommendations. This also makes the PC look pedantic. Additionally, the PC does not wish to waste the planning department's time by objecting and as a consequence the application then gets sent to the Planning Committee for decision.
- Cllr Bates advised an application for Upvc windows will be considered later on in the agenda and this property does have some history in this regard. It appears that they had fitted plastic windows without planning permission, but this was only discovered 4 years after the event and as such NLC could not take action against them.
- As a rule, the Conservation Officer is not keen on plastic windows in the village, however, each application will be considered on its own merits.
- NLC are more likely to allow plastic to the rear of properties (i.e. away from the street scene) if they are not viewable by passer-by's or from a footpath.

Signature _____

Date _____

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- Whilst the existing policy is over 10 years old, there are no plans to update it soon.
- NLC wish to preserve what's traditional and also adds value to the area. Townscape merit and location are important considerations too.
- NLC rely on town and parish councils to keep an eye on property modifications that may have been made without planning. They do not have the resources to patrol villages themselves.
- Whilst the current policy may not be as robust as some would like, it is still a useful document.
- It was confirmed that it is now NLC policy to not notify neighbouring properties/interested parties by post, instead preference is for a site notice or media announcement, dependent on the case.
- Case Officers decide who the consultees on each application are. Parishes affected can request that they receive a formal consultation request but this is also discretionary and dependent on the case officer.
- Cllr Bates advised that the PC intended on creating a 'Welcome Pack' for new residents outlining the planning restrictions on a Conservation Village amongst other useful information. Mr Rychlak advised that he would be happy to draft a short paragraph with advice for inclusion.

180718/6 Highways/Footpaths/Public Right of Way

a) Updates on the following and action resolved:

- Renovation of the telephone kiosk & North Lincolnshire in Bloom – the kiosk is completed and looking lovely. Elsham PC have decided to do the same with their redundant kiosk.
- Footpath works around the church (drainage) – waiting for contact from Dave Sanderson of NLC. Quote received from Brambledown for £1036.00. They are charging for pipework and gravel not labour.
- New village name sign – it was agreed for Cllr Bates to take a photo of the church and Lodge Cottage (for the smaller logo) to send to NLC. Cllr Bates will circulate before submission.
- Saxby Hill speed survey – NLC are looking into the possibility of moving the 30mph speed sign further up the hill past the last dwellings.

b) Notification of other issues and required action:

- Dog bin by the telephone kiosk is on the floor. Clerk to report.
- Saxby Mill Lane still in poor condition – Clerk to chase for update as to when works will be completed.
- A tree has fallen on the path past the Bluebell Wood. Cllr Bates will ring landowners to get them to move.

180718/7 Police Matters/Neighbourhood Watch/NAT

- a) Presentation by Gavin Jobling, Neighbourhood Watch Co-ordinator – not present. Re-agenda for October 2018.
- b) Police and Crime Commissioner for Humberside's report noted.

180718/8 Planning

a) Applications made to North Lincolnshire Council:

- i. Appeal PA/2017/564 - Appeal 1 Further Information.
Hall Farm, Middlegate Lane, Bonby. Planning permission for the erection of four agricultural buildings for poultry rearing, together with associated feed bins, infrastructure and new highway access.
It was agreed that the following comments would be sent:

Signature _____

Date _____

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Ian Pick's response is implying that the heating unit is up and running and by implication has always been a part of the grain drying facility. Three of the documents submitted with the heating retrospective planning application are boiler sign off certificates dated 15 March 2017 which must clearly confirm that the boilers have never previously been part of the grain drying facility. It is a new unit, erected with no planning approval and that as the boilers were only commissioned in March 2017 it is clearly not correct for Ian Pick to try and claim that 'it is used to heat drying floors' within the grain storage building. That might be what they would like it to be used for but as it was only commissioned in March 2017 and has no planning permission it has clearly not been used for that purpose previously as they are now trying to suggest.

Proposed: Cllr Leitch, seconded: Cllr Barton.

ii. Application No: PA/2018/1028

Proposal: Planning application to replace existing windows on dwelling.

Site Location: 56 Clematis Cottage, Main Street, Saxby All Saints, DN20 0QB

Applicant: Pauline Mitchell

Decision: **OBJECT** (see Appendix A at end).

Proposed: Cllr Bates, seconded: Cllr Leitch

b) Decisions made by North Lincolnshire Council:

PA/2018/602 - Tall Trees, 42 Main Street, Saxby-all-Saints – **Permission Granted.**

c) No planning applications received after the agenda had been posted.

180718/9 Accounts

The June/July 2018 accounts for payment and bank statements (see also Financial Reports) were approved by members and signed by the Chairman.

a) Autela Group Ltd – payroll Q1 2018-2019 - £46.80.

b) Cllr D Fagge – plants etc (Best Kept Village) - £310.92.

Proposed: Cllr Leitch, seconded: Cllr Barton.

180718/10 Grants/Donations

Organisation: Saxby All Saints Parochial Church Council

Reason: Grounds maintenance

Amount: £400.00.

Proposed: Cllr Leitch, seconded: Cllr Bates.

180718/11 Best Kept Village Competition 2018

- Judging dates will be from 22nd July to 10th August.
- Cllr Fagge felt that the village was just about ready.

180718/12 Emergency Plan

Ongoing.

180718/13 Parish Pathways Scheme

Clerk to chase Dave Sanderson at NLC.

180718/14 Neighbourhood Plan

Ongoing.

180718/15 Low Villages Newsletter

- Photos from the World Cup match coverage at the village hall.

Signature _____

Date _____

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- Lydian Choir performance.

180718/16 WW1 Armistice Commemoration

- Cllr Bates will look into the grant funding available from The 2018 Armistice project for the charity 'Remembered'.
- NLC have grant funding up to £250 available. Closing date 28th September 2018.
- Members will consider ideas and bring them to the next meeting in September.

180718/17 Tourism Booklet

The following was agreed:

- A good picture of the church and associated history.
- Picture of Joe Taylor and his history.
- Picture of the school house and its history.
- Picture of the amphitheatre.

180718/18 Correspondence

Correspondence received, noted and action required:

- i. ERNLLCA - Important change in law (Ledbury judgement) 2 emails.
- ii. Ward Cllr R Waltham - North Lincolnshire In Bloom Grant presentation – 31st July 2018, Civic Centre, 3.30pm. Cllr Bates and Cllr Fagge to attend.
- iii. ERNLLCA Newsletter June 2018.
- iv. NLC - Town and Parish Liaison Meeting - 19 July 2018.
- v. NLC Road Safety Audit & Partnership – Saxby Hill speed monitoring.
- vi. NLC Forthcoming Meeting Poster – July 2018.
- vii. CPRE - Best Kept Village Competition 2018 – 22nd July to 10th August 2018 (judging period notification).
- viii. ERNLLCA - NALC Star Councils Awards.
- ix. ERNLLCA – Annual General Meeting 2018.
- x. ERNLLCA - Remembrance Day Silhouette Grant Scheme: Deadline extended.
- xi. ERNLLCA district committee meeting papers – 19th July 2018, 6pm, Civic Centre.
- xii. Worlaby PC – P&CC Report.

180718/19 Minor Items

- a) No correspondence received following publication of the agenda.
- b) Points from Councillors, questions or items of interest to note:
Cllr Leitch commented that she had heard a rumour that there were plans to build 9 new houses on the outskirts of Saxby All Saints. Other members had not heard of any such plans and it is unsure as to where/why this rumour began.

180718/20 Ongoing Items

None.

180718/21 Agenda for next and future meetings

- Welcome pack.
- Tourism booklet.
- Saxby Mill Lane repair works.
- Emergency Plan.
- Parish Plan.
- Neighbourhood Plan.
- Best Kept Village update.
- New village name sign.

Signature _____

Date _____

Saxby All Saints Parish Council

180718/22 Next Meeting

The date and time of the next monthly meeting is, subsequent to any change, Wednesday 12th September 2018 at 7.00pm.

Appendix A

- 1. Saxby All Saints is a Conservation Area protected by an Article 4 Direction. Apart from those buildings which are 'listed', a significant number of 17th, 18th and 19th century houses have been formally designated as 'Buildings of Townscape Merit'. These buildings play a major part in the unique character of the village through their age, style and traditional construction. The house subject of this application is one that has been designated as of 'Townscape Merit'. The house sits on the main street with its historic frontage at 90 degrees to the road and, is situated such as to give excellent views of the front of the house to persons walking or driving along Main Street. This lovely cottage is a significant part of the conservation 'Street scene' of the village.*
- 2. The 'Saxby All Saints Conservation Area Supplementary Planning Guidance' adopted by North Lincolnshire Council in 2004, Section 2.3 deals with buildings of 'Townscape Merit'. The guidance clearly states that in respect of such historically significant buildings; "All existing traditional architectural features will be retained on these buildings. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building."
Section 6.6 of the original Conservation Area appraisal states that:
"The main threat to the character of the Conservation Area comes from minor alterations to historic buildings, such as the removal of original windows and their replacement with Upvc."*
- 3. The Council note that a major part of this application is to replace the wooden windows at the front of the house in order to match the Upvc ones at the gable end of the house. These windows were installed illegally without planning permission and, enforcement action by NLC to remove them has been prevented by the 4-year statute of limitation rule. It is strongly felt that to allow the installation of Upvc windows in order to match others installed illegally, would reward that illegality and be a blatant disregard of planning laws and Conservation regulation.*

The Parish Councils objections in this matter are based purely on a desire to retain the standards and unique historical character of the village and conservation area, and not set dangerous precedents for the future.

Signature _____

Date _____