

Minutes of Laceby Parish Council Finance and Planning Meeting
Held at the Stanford Centre, Cooper Lane, Laceby on Tuesday 3rd August 2021 at 7.30pm

12727 Present: Chair – Cllr B Metcalf
Cllr S Greenbeck, Cllr D Johnson, Cllr S Turner, Cllr R Barford, Cllr P Schofield, Cllr Dixon, Cllr R James, Cllr Emerson, Ward Cllr Hasthorpe

Also present: Clerk – Nicola Ashton
Members of the public x5 – Covid Tracking in place.

Apologies: There were no apologies

The Chair opened the meeting, and welcomed everyone to the meeting.

12728 Minutes from the 6th July 2021

Minutes from the Finance and Planning Meeting on the 6th July 2021 were put forwards for approval. Minutes were proposed by Cllr Greenbeck and seconded by Cllr Dixon; Cllr Metcalf ensured all Councillors were in agreement that the minutes were an accurate record of events and with a show of full hands the minutes were approved.

12729 Declaration of Interests & Dispensations

Cllr Metcalf asked if anyone had any declarations of interests or dispensations to declare. Cllr Emerson declared an interest in the Plans for Gibraltar Lane. Cllr Hasthorpe advised that he would not be able to comment regarding the Planning items on the agenda, or during the public forum during which planning items were to be discussed. Cllr Johnson declared an interest in finance as he is due for a reimbursement of monies. These were accepted and recorded.

12730 Public Forum

Cllr Metcalf invited the public in attendance to take the floor to discuss the item on the agenda that they have interest in.

Resident 1 stated that he was in attendance regarding the change of use from a garage to a nursery at the residence of 31 Gibraltar Lane, Laceby. He went on to explain that the garage was never built as a garage – it was built as a nursery and raised concern and the blatant disregard for honesty. The change of use was already in place with a front door, the inside design in line with the requirements of the nursery and patio doors on the rear. The patio doors on the rear are within 70ft of the boundary fence; the resident can already hear noise from the nursery in its current location, when this moves it will be impossible for him to enjoy his garden and house. This is not an option for him and his family. There has been a significant increase in traffic, and the users of the nursery do not walk, they drive down the lane. This new build is likely to increase numbers attending the nursery and staff employed by them. The nursery has been operating without planning permission from 2003 and it was only granted retrospective permission in 2020. It is the duplicitous manner in which this has all been done which is the biggest concern.

Resident 2 stated that this development was done in an underhand way; it was never meant to be the garage that the planning was requested for. The owner of the property has confirmed that upon retirement the nursery will revert back and at this point it is more likely to be a dwelling.

Resident 3 stated that it has increased traffic, and she notices the change around drop off and pick up times as parents in 4x4's come speeding down the lane. This is a single-track lane, and on the whole quiet. It is the main route for children to school and the resident advised that people using the nursery already travel from outside of the village, they are not walking. It is not a quiet lane during drop off and pick up and the increase in traffic and noise is very noticeable at these times.

Cllr Metcalf acknowledged these concerns and advised that the Parish Council would consider these points when we reached the planning item on the agenda. Cllr Metcalf closed the public forum.

12731 Matters Arising

Rats - The Clerk has spoken to the gentleman regarding his concern about rats around Kenmar Road area and advised him that the Parish Council were not responsible for any pest control and that this should be dealt with by the resident himself. The resident advised that he would be seeking support from other residents and would be in touch. Cllr Metcalf advised that she had also spoken with other residents in the area and was not aware of any other resident with a problem. There was a concern that if the resident was feeding pigeons, this would draw rats onto the premise.

War Memorial Book - Cllr Metcalf advised that now everyone had had a chance to look at the book that she would like to suggest the Parish Council look to print some copies to have available in the library. Cllr Metcalf advised that the book tracks the history of the memorial from the inception and installation of the original memorial in 1920, and includes pictures of the old one coming down and the new one going in. She has also requested the cad drawings to go into the book. The Clerk suggested that other residents may also wish to purchase a copy and could this be done from the library? All Parish Councillors agreed that we look to have a batch printed. Cllr Metcalf will look into this.

12732 Police Matters

The Wolds Police Newsletter was shared with those present and it was noted that there had been 21 crimes across the Wolds, with 3 in Laceby; Cllr Metcalf noted it had been a quiet month for crime in the village. Cllr Metcalf asked if there was anything we wished to feedback to the PC's for our area? Cllr Turner raised concerns around the speed of vehicles going down Grimsby Road; this was echoed for Butt Lane as well.

Action Cllr Metcalf requested that the Clerk communicate this to our PCSO.

12733 Ward Councillors Report

Cllr Hasthorpe advised that he had been contacted by residents of Gibraltar Lane and that he had requested that this be discussed committee. Cllr Hasthorpe also advised that he had spoken with residents of Charles Avenue regarding the emergency access to the new build at Field Head. He asked the Parish Council whether there would be interest in Laceby PC taking on the land for development and perpetuity after the build has been completed? Cllr Metcalf advised that the residents do want some control over what is planted at those access points and that they would like consideration of wildlife, biodiversity, benches etc to make it something nice. Cllr Hasthorpe added that as a Parish Council we could receive the maintenance money to look after these areas and do what we need to do rather than having a private contractor take care of it. Cllr Metcalf advised that this was definitely something we could look at, and this was confirmed by a full show of hands from all Councillors present. Cllr Hasthorpe will take this back and progress with committee and contractor.

Cllr Metcalf asked if there were any further queries from Parish Council for Cllr Hasthorpe; Cllr Turner asked if it would be possible to update the road sign at Charles Avenue; it was advised that the Clerk can report this on the NELC report it site.

Action Clerk will ensure this is completed.

12734 Planning Matters

DM/0701/21/FULA – erect single storey extension to include open fronted car port, pool room, plant room and gym associated hard and soft landscaping including swimming pool; Kingsfield House, Caistor Road, Laceby.

This application was discussed and the plans examined. Following discussion, it was identified that there were no concerns raised and no objections to the plans; a full show of hands confirmed this.

Action Clerk to advise NELC Planning.

DM/0700/21/FUL – change of use from a garage to children’s nursery with associated works; 31 Gibraltar Lane, Laceby.

The Clerk explained that she had already shared 3 email communications from residents regarding objections to this development for consideration at this application.

Cllr Metcalf explained that this development was never built as a garage and that the Parish Council had heard the comments made tonight and acknowledge the email communications. Cllr Metcalf went on to add that she also had objections.

Cllr Barford questioned whether we can question that the garage was not built as a garage, but built as a dwelling? Cllr James advised that something being built better than it needs to be does not carry any weight within planning, also anyone can apply for a change of use of any building. It needs to be something within planning regulations that is cited such as the impact on the amenity of the neighbourhood.

Cllr Emerson asked if the traffic on the lane and noise pollution could be included into the objection?

Following discussion, it was agreed that the Parish Council would place a strong objection to the change of use of this building citing the loss of amenities of residents in a residential area, the noise pollution and impact this will have on neighbours, and the increase in number of children and staff through moving to a bigger area. The objection will also include the increase in traffic down a single-track lane and the concerns raised regarding the speed of the cars.

Action Clerk to advise NELC Planning.

DM/0522/21/REM – reserved matters application for access, appearance, landscaping and layout to include details of drainage, air quality, highway construction, construction management, plan and open space/landscape management plan pursuant to DM/1133/17/OUT for erection of 152 dwellings together with sales suite, construction of garages, driveways and estate roads, including an emergency vehicular access onto Charles Ave and associated works; Land Field Head Road, Laceby.

It was noted that the planning application had already been agreed, and that this was establishing the finer points of the planning and building on site. Resident comments had been shared with the Council prior to the meeting for consideration.

The plans were examined by Councillors and it was noted that there was a house bordering St Peters Grove; Cllr Metcalf advised that she thought it was supposed to be bungalows along Charles Avenue. Cllr Hasthorpe advised it was bungalows backing onto bungalows, however, this does not stop the Parish Council asking for this to be considered.

It was noted that two houses in the south west corner had a different orientation to the others and this placed them closer to the existing property, creating a loss of privacy.

It was noted there was no mention of the play area that were on the original plans within this planning application.

Action Clerk to advise NELC Planning.

DM/0529/21/FUL – retrospective application for erection of a summerhouse and decking; 3 Blyth Way, Laceby.

The application was discussed and plans examined. Cllr Barford queried why this was raised as it was a permitted development within the planning guidelines. It was noted this could be to do with

the development and landowner. There were no concerns raised regarding this planning application and a full show of hands confirmed this.

Action Clerk to advise NELC Planning.

DM/0891/20/FUL – change of use of land for the siting of 39 lodges and associated infrastructure including roads, pond, landscaping – additional information (odour assessment, ball strike assessment, planning statement) dated July 2021; Manor Golf, Barton Street, Laceby.

Cllr Metcalf shared the documents from planning and advised that she was unsure of what our response to this should be.

Cllr Barford advised that he felt that if this application went through, and then the farmer later wants to develop his site (after the lodges) this could restrict his opportunity to expand. Cllr Hasthorpe and Cllr Metcalf confirmed that we can only deal with the planning applications as they come to us, and that is this information not any future developments.

It was noted that there have been several applications for development of this and neighbouring sites and none of those have raised odour as a concern. There were testimonials in the documents stating that odour had not been a problem in the past 10 years.

Cllr Metcalf advised that there is no reason to change what we have said previously when we did not have any concerns regarding this application. A full show of hands confirmed there were no objections recorded.

Action Clerk to advise NELC Planning.

12735 Finance Matters

Payments for authorisation

The following items required approval for payment, all were Bacs payments:

Salaries x 3 members of staff for Aug 2021	£1,779.92
HMRC – Salaries Aug 2021	£183.87
Chairs Allowance – July 2021	£20.00
Clerks Telephone Line Rental	£20.66
Cemetery Waste July/Aug 2021	£50.31
Clerk Petty Cash	£12.99
Groundsman Petty Cash (petrol)	£53.02
St Francis Grove play area repairs	£60.60
Anglian Water (Cemetery)	£7.60
Allotment plot and key deposit refund – plot 8	£36.00
Church Lawn Mower Parts	£25.96
Church Maintenance contribution x2 (2018/19 & 2021/22)	£1000.00
Hedge Cutting – Church & St Francis Grove hedges	£450.00
Total	£3,700.93

Cllr Barford proposed the payments, and was seconded by Cllr Greenbeck; all Councillors agreed the payments be authorised.

12736 St Francis Grove Matters

The hedge has now been cut and residents were very happy with the work that had been done stating the contractor had done a marvellous job.

Cllr Johnson had repaired all the equipment from last month, but now one of the domes has been stolen; Cllr Johnson will order and fit the parts.

Cllr Johnson advised that there had been household waste fly tipped at the park that he and Cllr Greenbeck had cleaned up and removed from the site.

Cllr Johnson confirmed that the wet pour now had further cracks in the flooring, and Cllr Metcalf advised that we were still waiting on the exercise equipment.

Action Clerk to chase contractor regarding the flooring and equipment; it is now more than the 10–12-week lead time they gave us.

12737 Church and Cemetery Matters

The hedge was now cut, and again looks marvellous; thanks to the contractor for the work.

It was noted that the Cemetery was looking really nice at the moment and that the contractor had been to cut the hedge, but Alf had already done a cut on it. The contractor will return later in the year and do a really good cut for us.

12738 Stanford Centre

Cllr Metcalf advised that the Stanford Centre was now ticking along nicely and nearly all groups were back. One group has booked extra slots and two groups have not returned.

12739 Allotments

2 allotments have been handed back and as one is a big one the plan is to split it to make 3 plots available. The Clerk will contact those on the waiting list.

There have been instances of fly tipping outside the gates of the allotments with recycling boxes, brown bins, swings, plant pots all dumped overnight. Mr & Mrs Spittlehouse have already taken items to the tip and the Clerk has reported the fly tipping to NELC. Signage has been ordered and the CCTV cameras moved. Cllr Barford offered to support the removal of fly tipping if NELC do not collect.

Old Allotments

The Clerk is struggling to find contractors willing to cut back the old allotments following the ASB experienced in the past. The contractor who has just done the hedges has agreed to look and quote for this work.

12740 Correspondence

- The Clerk is planning for the Remembrance Sunday – this didn't go ahead last year, but we will need marshals and first aid cover arranging this year. Cllr Metcalf suggested we put a call out on the community page for marshals for the event. Cllr Emerson asked if it would be our turn for the band this year. The Clerk advised that as last year was cancelled this may change which year is ours – we can confirm this.
- Correspondence has been received from NELC regarding some funding available to all Parish Councils in the NELC area to apply for funding to repair roads and footpaths. Cllr Greenbeck advised that Debbie Swatman will be looking to make an appointment with the PC again in the

near future. She also advised that the signage we requested for speed on the 3 main routes was in progress.

- The Clerk will suggest the road sign at Charles Avenue.
- Cllr Dixon suggested that we request some kind of signage near to the Butt Lane play field as the entrance is hidden could we have a sign advising that children are playing and there is a concealed entrance?
- Due to the increase in traffic and the complaints regarding parking of vehicles on Butt Lane near New Chapel Lane, it was suggested we put in a request for double yellow lines along this stretch of road; it is a safety concern (see below). Cllr Hasthorpe requested he be included in the communication for this.
- Correspondence has been received regarding the parking on Butt Lane near New Chapel Lane; this was shared with the Parish Council. The Clerk has spoken to NELC and they have advised there is no action to be taken regarding the parking on the footpath. It has been suggested that we liaise with highways regarding double yellow lines (see above).
- Correspondence has been received from a resident close to Morrison's requesting that we include this area for litter picking. Following discussion, it was agreed that the concerns regarding litter should firstly be raised with Morrison's and McDonalds as they are responsible and McDonalds did employ someone to clear the litter. Cllr Metcalf asked the Clerk to advise the resident to also raise with the Morrison's and McDonald's and explain that the litter picker we employ works limited hours and is only required to clear the centre of the village; it would not be possible to extend this.
- Butt Lane Play Area – Cllr Hasthorpe advised that a lot of Parish Councils have taken on areas of land as their own and NELC are looking to include the Bowling Green within this. There would be no money from NELC to maintain this and this would have to be done out of PC budgets. It was advised that services will be reduced and the PC should consider if they want this responsibility. It was queried by Cllr Barford what the plans were for refurbishing the play area and tennis courts and whether these may also be included. He also queried whether this may be something of interest with the community groups involved. Cllr Metcalf asked that this be added to the next agenda for discussion and then we can look to discuss with stakeholders after we have established it is something we can do. Cllr Hasthorpe will fetch further information to the next meeting.

12741 Information Exchange

Cllr Turner advised that the tree outside of 33 Charles Avenue was rotten and dangerous and needed removing.

Action Clerk to chase the report up.

Cllr Turner also requested that the Victoria Park also be cut so that the residents and children can use it. The Clerk advised that she had been trying to get this included in the cutting regime for many months without success as NELC kept stating it was a wildflower meadow – we had explained it wasn't. Huge thanks to Cllr Hasthorpe for taking this up and facilitating this request. The Victoria Park will be cut, and we have again requested it be added to the cutting regime to keep the grass short.

Cllr Turner also asked how we can get the hedge that runs along the path towards Morrisons cut (along A46) as it is seriously overhanging the path and needs to be cut right back.

Action Clerk to chase up the report again.

Cllr Johnson advised that there is a car on St Francis that is parking in the middle of the roundabout; Cllr Metcalf advised that we haven't had the 'no parking on verges' put into place (it came to a stop with NELC) so at the moment we cannot do anything at present about it.

Cllr Greenbeck advised that following the Church Meeting, it had been identified that the lights switch on Carol Service could take place on the 4th December 2021 with the plan being to have mulled wine & candles etc. Cllr Greenbeck advised that she will deal with the tree, and Cllr Metcalf advised that the Parish Council would like to book the Salvation Army Band for the event to make it something special for the village – Cllr Johnson will contact the Salvation Army to book this.

The Chair confirmed the next meeting dates as:

- Full Council & Planning Meeting – Tuesday 7th September 2021 at 7.30pm
- Full Council & Planning Meeting – Tuesday 5th October 2021 at 7.30pm
- Full Council & Planning Meeting – Tuesday 2nd November 2021 at 7.30pm

The Chair declared the meeting closed at 8.55pm.

Signed:
Chair

Dated: