

Stretton Parish Council
Minutes of an Extraordinary Meeting on Thursday 26th July 2018,
in the back room of Jackson Stops at 8.00 PM.

Present: Cllrs Richard Foster (Chairman), John Leefe (Vice Chairman), Greg Harker, Molly Hayns, Paul Finlay, Brian Lester and Cllr. Nick Begy, (Ward Councillor)

Members of the public Present: 7 members of the public were present

RF(Chairman) opened the meeting by welcoming everyone to the meeting. Introduced new Parish Clerk (Sarah Gresty) and then opened the meeting to public session.

1. Public session

- a. A member of the public raised the issue of traffic speed on Stocken Hall Road. The culprits seem to be prison staff. It was suggested that the 30mph speed limit could be extended to the entire road.
- b. **Actions: 30 mph. Nick Begy to contact RCC Highways to see if anything could be done. Clerk to draft a letter to the Prison Governor pointing out this problem**
- c. A member of the public raised the issue of the increasing numbers of large lorries coming through the village, ignoring the "No Access" signs. Finding they cannot turn left, drivers are turning right, damaging the verge and plants.
- d. **Action: Nick Begy to contact RCC Highways to see if signage can be improved. Also suggested contact PC Laurie Appleton to see if he could do some speed gun sessions. NB encouraged residents to note down vehicle registrations and photo in action if possible to compile a dossier of the problem.**

RF asked if any volunteers would be willing to "take a turn" with monitoring with a speed gun. 6 people raised their hands.

Parish Clerk, to include in her letter to the prison regarding the speed issue, to mention their delivery lorries adhering to the vehicle signage.

- e. A member of the public raised issue of stone dumped on the roundabout, possible spillage from an un-sheeted lorry.

Public session complete

2. To receive declarations of unregistered disclosable pecuniary interests

- a. None received

3. Apologies: None

4. To consider planning applications:

- a. **2018/0539/FUL Demolition of the existing Ram Jam Inn and redevelopment of the site to provide two drive-thru units (Use Class A3/A5), one drive-thru unit (Use Class A1/A3) and one drive-to unit (Use Class A1/A3) with associated parking and landscaping.**

Greg Harker (GH) had previously distributed encapsulated thoughts on Stretton Parish Council (SPC) responses bearing in mind that not every document has been read as there are many.

GH summarised in the meeting the key points and discussion took place:

- The potential 160 new jobs (35-40 on site at one time) are to be welcomed
- Correct to describe site as un used and derelict. It is to be welcomed that it would be brought back into operation.
- Questions raised at the consultation in Feb still unanswered
- Landscaping area to east of site. Planting screen required to disguise fast food outlets
- From the road plan provided it appears that there will no longer be access to the Petrol Filling Station (PFS) or SPAR shop for locals. Some thought this was an error on the plan. However, GH felt it should still be challenged as this represented a loss of service.
- Planning permission in 2017 assumed retention of the oldest part of the Ram Jam, retaining some old features. The developers had produced a report that the building was unsafe and wished to demolish the entire building. It was questioned whether RCC support the finding that the building was unsafe. If demolition was approved, what action would the developers be taking to preserve any historical artefacts?
- 3 fast food outlets showed that the business model was aimed solely at passing trade with no obvious benefit to the local community.
- What are the contingencies for increase litter caused by fast food outlets.
- Cycle path. The developers have declined to assist with the funding of a cycle path between Greetham and Stretton. However, this could be argued from a sustainability perspective and should be pursued.
- TPO trees not shown on map.
- Sewage. The PC had raised this issue last year, but Anglian Water have said it was not a problem. This is still of concern to the village and should be raised again, particularly in light of there being an inadequate power supply for the Stretton pumps.

Nick Begy also gave a synopsis of the recent Greetham meeting with this regard. Many points were similar to that discussed here. Mains points discussed were:

Question building unsound structure.

Concerns at cars coming on and off A1 slip road

Foul sewage smell, increase problems.

Consultation process questioned.

Comments at consultation not recorded.

RF (chairman) summed up that this was a good basis for submission. All Cllrs were asked to consider this further and email comments to GH by Monday 30th August. Greg to coordinate responses and send submission RF for to send.

b. 2018/0294/FUL Proposal: Installation of fencing and gates at the front of the property; removal of 1 no. Cherry tree and 1 no Holm Oak tree 10 Walnut Close Stretton Oakham Rutland LE15 7QQ

A neighbour had submitted correspondence. Concerns that covenants were in place for all Walnut Close that the properties should remain open fronted in the street scene.

Objection from 11 Walnut Close in relation to the removal of the holm oak tree as this would cause loss of privacy to the property of 11 Walnut Close.

Cllr. Brian Lester commented his thought that enclosing this front garden would be out of keeping in the area, and recalled that another property was refused permission for fencing a few years ago. Application of planning laws needed to be consistent and fair. He agreed to the tree being pruned but not removed.

As the Parish Council has no evidence that any covenants exist it was agreed that they could not pass comment. However, the neighbour's objections should be brought to the attention of RCC.

RCC to look into this. Nick Begy suggested wording

Local residents have raised concerns about being overlooked, boundary disputes and rights of way. Correspondence has been sent to RCC regarding these matters which need to be thoroughly investigated.

Action: Clerk to reply to the neighbour's email. Informing her of the discussion and asking her if she has the covenant documents when she purchased her property. A response can then be formulated.

5. Appointment of new Parish Clerk. Sarah Gresty was introduced to the Parish Council as the new clerk. She looked forward to working with everyone for the good of the village.

6. AOB

Sewage smell in village. Brian Lester reported concerns at septic sewage leaving pumping station at Clipsham, causing terrible smells in the village.

Action: Clerk to write a letter to Anglian Water reporting the problem and asking for a response

7. Correspondence

19-Jul-18	Philip Horsfield	member complaint 06/18
20-Jul-18	RCC	cost of ordinary parish election May 2019
20-Jul-18	RCC	planning proposal 2018/0389/FUL HMP Stocken
20-Jul-18	RCC	living well in Rutland magazine
20-Jul-18	RCC	planning proposal 2018/0524/FUL Ashton House
20-Jul-18	RCC	decision notice 2018/0361/CAT Pantiles Manor Road
20-Jul-18	Gigabit	Broadband voucher scheme
20-Jul-18	RCC	proposal 2018/0539/FUL Ram Jam Inn demolition
20-Jul-18	RCC	Decision notice 2018/0524/CAT Ashton House
		Full planning permission 2018/0389/FUL HMP
20-Jul-18	RCC	Stocken
20-Jul-18	Leicestershire Gardens	ground maintenance services
20-Jul-18	RCC	invoice annual admin charge/salary costs £681.00
20-Jul-18	LRALC	invoice councillor training £227.90
24-Jul-18	Tracey Langham	email re: walnut close planning proposal
		Invoice 101440 laptop virus protection and repairs
26-Jul-18	ACR	£115

8. Next meeting

Parish Council Meeting: 8pm Wednesday 22nd August 2018 – The Jackson Stops back room

The Meeting Closed at 9pm