

Minutes of Stretton Parish Council (SPC) Meeting on Thursday 13 December 2018 @ 8.00 pm at The Jackson Stops, Stretton

Present: Cllrs Richard Foster (Chairman), Greg Harker (GH), Molly Hayns (MH), John Leefe (JL), Brian Lester (BL) & Sarah Gresty (Clerk).

Members of the Public Present: 8 members of the public were present.

1. Public questions and comments on items on the agenda (*this session is for members of the public to comment on specific items on this agenda, also they may have issues for possible consideration at future meetings*)
 - a) A member of the public asked: *When will the results of planning proposal 2018/0670/FUL be made public?*
PC reply: this was unknown by SPC but thought to be early January 2019.
 - b) A member of public made it known that she had lodged her opinion on-line with regards to planning proposal 2018/0670/FUL and had nothing further to add.
 - c) A member of the public had 3 questions:
 - 1.The Woolfox development.
PC reply: SPC would contact RCC and ask. It was, however, noted that it was known that RCC have gone back to applicants on sustainability and deliverability of the project and this was all still at an early stage.
 - 2.Planning proposal 2018/0670/FUL. Why can't imitation Collyweston slates not be used to replace the original roof? Also, she felt that all the stone walls were one of the best features in the village and if removed and replaced with a fence, under this planning proposal, it would be to the detriment of the visual aspect of the village. why have RCC Planners had no response from the Conservation Officer?
PC reply: these points were listened to and noted.
 - 3.When will all the leaves be swept from the village paths and roads? Church Lane is the only one done so far.
PC Reply: Clerk to report on FixmyStreet with RCC.
 - d) The householder from planning proposal 2018/0670/FUL gave details of the considerable amount of work that had been done to the repair of his property and the need for the roof to be repaired. He stated he was very aware of the facts that he lived in a conservation village but felt that as the surrounding properties had similar new concrete red tiles that this would help with uniformity of roofs in the street scene and stressed the importance of maintaining the integrity of roof for the future. He was unable to replace with Collyweston, concrete tiles were a more viable option. The chimney needed removal as there were cracks. The applicant confirmed that he did not wish to pursue the driveway alteration part (item 3 on list of proposed works) of his application but that he had not withdrawn that part of his application. He stated that his priority was for permission to replace his roof tiles to protect his property.
 - e) The householder from planning proposal 2018/1146/FUL stated this was a small extension with a larger footprint than the existing extension. The existing walls needed extensive repair. He reported that he had had an onsite meeting with the Public Rights of Way Officer who seemed happy with the plans.

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2. **To receive declarations of unregistered disclosable pecuniary interests in agenda items.** John Leefe abstained from item 9b due to its proximity to his own property. No other abstentions were received.
3. **To receive Apologies for absence.** Apologies were received from Paul Finlay, PC Appleton and Nick Begy
4. **Chairman's welcome.** The chairman welcomed all attendees to the meeting.
5. **To approve and sign the Minutes from meeting of Thursday 30th October 18.** Unanimously agreed to the accuracy of the minutes. Proposed GH, Seconded MH Signed RF.
6. **Matters Arising from Minutes.**

- a) **Local transport plan.** A new Cycle and Footpath from Wood Lane, Greetham towards the golf course and the Ram Jam Inn site. Although this was not in Stretton Parish it would benefit its residents. JL proposed that this should be resubmitted and unanimously agreed by all Cllrs. present.
Action: Clerk to contact Nick Begy (Ward Member) to ask that this is combined with Greetham Parish and re-submitted.

7. **To receive an update on the confidential report form Police Authority.** This had been posted on the website and noted prior to the meeting.

8. **Planning**

- a) **2018/1076/CAT. The Town and Country Planning (Tree Preservation) (England) Regulations 2012 Proposal: Removal of branch from 1no.Silver Birch tree. Ashton House 1 Hawthorn Close, Stretton LE15 7QG.**

Discussion took place. Proposed action GH, seconded MH unanimously agreed by all Cllrs present.

Action: No objection. With an additional comment: With agreement from both affected neighbours and sensible pruning of the tree to keep its shape. Stretton Parish Council unanimously supported this application. **Clerk to submit this response to RCC.**

- b) **2018/0670/FUL Proposal:**

1. Change current roof files from Collyweston and red pantile roof slates to new concrete red tiles.
2. Remove chimney breast and make good the roof by patching in.
3. Alter existing shared access, creating private driveway for Hawthorne cottage and new shared driveway, by converting area of garden into a driveway., removing hedge and wall and erecting a fence. Alter vehicular access onto highway.
4. Timber gate to access private driveway. Hawthorne Farm, Manor Road, Stretton LE15 7QZ.

In-depth discussion took place. Noted strong objections to items 1/3 & 4 . No objections item 2.

Action: Agreed wording for SPC response : The PC noted that the application had some support from other villagers but also strong objections from closely affected neighbours, who attended the meeting. In particular, the applicant's assertion of ownership of the driveway through to Nos 1,2 &3 Hawthorn Close was challenged as, from representative emails, it is apparently owned by No 3 Hawthorn Close. The PC was also concerned at the proposed destruction of a wall along Manor Road which would affect the appearance of the village at that point. During public time, the applicant himself made representations, acknowledging that he was at fault and did not wish to pursue the driveway alteration part (item 3 on list of proposed works) of his application. When asked, he confirmed that he had not, however, withdrawn that section of his application. He stated, however, that his priority was for permission to replace his roof tiles to protect work already carried out within the property.

Based on this, the PC objected to item 3 on the proposed list of works, that it should not go ahead without consent of the neighbours.

During the discussion on the roof tile replacement, one councillor felt that the replacement should be like for like (ie: Collyweston or Pantile), given the age of the property. Others felt that along this section of the village there were examples on other houses of modern and traditional tiles. This resulted in the PC recommending use of like for like tiling but not objecting to the use of alternatives.

The PC had no objections to item 2 on the list of works (chimney breast removal)

Clerk to submit this response to RCC.

- c) **2018/1146/FUL Proposed extensions and alterations forming porch and utility room with alterations forming kitchen and dining area. Extensions forming bedroom with shower, bath, toilet to existing first floor area of existing dwelling. Plus new timber gate and fence to site entrance. 7 Spinney Road, Stretton.**

Discussion took place. Unanimously proposed No Objection.

Action: No objection. With an additional comment It is believed that a similar application had been rejected due to its proximity to the footpath, but PC council believe that considering this is such an under used footpath there were not sufficient grounds in respect of this application. The Stretton Parish Council unanimously supported this application.

Clerk to submit this response to RCC.

9. Correspondence. All correspondence was posted on the website before the meeting.

Items for special note: Ref: S2018.00 moving of the Polling Station. Stone Ridge House to The Jacksons Stops Inn.

10. Defibrillator update

- a) GH had contacted Community Heartbeat (CHB) and confirmed that the new cabinet had been ordered but not arrived yet. GH had spoken to The Shires; it is hoped that a dual training session will be arranged. The Karen Ball Trust had confirmed its contribution of £200.
- b) Existing Defib in the telephone box. The light is not on but the machine is working. GH has referred this to CHT.

Confirmation required that SPC now own telephone box. Once received:

Action: Clerk to add to asset register.

11. Clerks reports

- a) Clerk submitted recently received invoice for payment: This was included in the budget for 2018/19. Community Heartbeat donation request no. 3986 for £60; this was approved for payment and cheque 100434 signed.
- b) Clerk submitted quotes for a new printer and set of toner cartridges as the existing printer has stopped working. RF proposed, JL Seconded and all Cllrs present unanimously agreed to the expenditure of £383 for this item.

Action: Clerk to order printer.

- c) Draft Budget and financial update. The clerk submitted the draft budget. Discussion took place.

Action: Clerk to obtain quote for price of grit bins to be installed at the top of Spinney Lane and Church Lane as there was provision in the existing budget.

The budget was full discussed and alterations discussed. This item would be c/f to the next agenda for adoption.

12. Items for future Meetings

- a) Emergency response meeting. Discussion of the lack of emergency equipment. It was agreed by the SPC that equipment up to £150 could be purchased to address this. Consisting of 3 x heavy duty shovels , 10 x torches, 10 x foldable drink water container for emergency stores. Action: Agenda item for next meeting.
- b) Grit bins Church Lane and Spinney Lane. Action: Agenda item for next meeting.
- c) To approve Budget and precept.

13. Dates of next meetings at The Jackson Stops Inn:

Thursday 31st January 2019 at 8pm

Thursday 28th March 2019 at 8pm

Meeting Closed at 9.22 pm

Richard Foster
Chair

7/2/19
Date