

# Stretton Parish Council

## Minutes of Stretton Parish Council meeting on 4<sup>th</sup> March 2020 commencing at 7 pm in the back room of the Jacksons Stops, Stretton.

20/122      **Resignation of chairman.** Cllr Harker took the chair and read a letter from Chairman, Mr B Lester, resigning as chairman of the Parish Council due to farm commitments. Mr Lester wished to remain as a member of the parish council.

20/123      **To appoint a chairman to chair current meeting.** Cllr Harker called for volunteers to take over as chairman and Mr P Finlay volunteered. This was proposed by G Harker, seconded by M Arnold and carried unanimously. Cllr Harker handed the chair to Mr Finlay. The new Chairman proposed thanks to Mr Lester for his hard work as Chairman over the past year in difficult circumstances, particularly running his farm single handedly. This was carried unanimously.

20/124      **To record those present.** Cllrs Greg Harker, Paul Finlay and Michael Arnold. Ward member Nick Begy and 3 members of the public.

20/125      **To receive apologies.** Councillors Brian Lester and Richard Foster.

20/126      **To receive Declarations of Pecuniary interests on items on the agenda.**  
There were none

20/127      **Open Forum for members of the public in attendance to speak.**

A member of the public wished to comment that he was strongly opposed to the latest planning application for the Ram Jam Inn. Whilst accepting that the site cannot remain as-is, he felt that the proposals were not in keeping with the sites location. In particular, that fast food drive through units were not appropriate. He felt that the village did not have the necessary 'unskilled service providers' and therefore more traffic would be generated. He felt that the new application did not substantially change from the old. The member of the public had engaged a qualified structural engineer to review the structural survey who concluded that the building is quite sound. Finally, he mentioned the sewage system capacity.

The same member of the public also highlighted that the Clipsham Quarry extension planning permission hearing was due to be held on 10<sup>th</sup> March. He was concerned at the marked increase in lorries coming past Stretton. The Ward member said he would be attending the meeting and would report back.

Another member of the public spoke in support of the first member with regard to the Ram Jam inn and added that she had seen a report about air quality being poor near fast food outlets.

The same member of the public asked whether the CPRE membership had been paid. The council thought it had, but were unable to confirm without the clerk. This would be addressed at the next meeting. **Action Parish Clerk to confirm.**

20/128      **Rutland Integrated Transport Capital Programme (ITCP) Report. Proposal to accept ITCP-2019-07 report.** Cllr Harker talked the meeting through the visit of Robyn Green (RG) from highways to discuss the speeding report.

There had been a misunderstanding about the installation of gates at the village entrance approach from Clipsham. The recommendation was for a 'gateway' (ie road markings only, giving the impression of the road narrowing – the Dragon's tooth, not a wooden structure). This allayed fears from some about fixed wooden gates. We continued to press that this was a hazardous stretch of road with frequent speeding cars, poor visibility with the brow of a hill as well as many large quarry lorries and farm tractors alongside a narrow footpath

The police had not supported the reduction in speed limit on the Stocken Hall Road to 40mph and so it would be left as unrestricted. This is still unsatisfactory and Cllr Harker would ask RG to challenge ask whether 50mph, even though it could not be policed, could be introduced. In the meantime RG accepted that the approach into Stretton from Stocken was visually poor and agreed to install a similar 'dragon's tooth' approach as on the Clipsham Road.

The A1 end of the village would have gates to give a much stronger impression of entering a restricted zone.

The installation of Speed Indicating Detectors (SID) was discussed with RG. She said no formal request for SID on the Clipsham approach had been requested. Her recommendation was that we go ahead with the dragon's teeth approach and later in the year do a trial with the SID. This has been included in the final report. Note however, that the SID will be removed if it is unable to demonstrate that it is effective.

It was proposed by Cllr Harker that the ITCP report recommendations were accepted. This was seconded by Cllr Finlay and unanimously carried.

**20/129 Planning: To receive the following:**

**2020/0142/FUL Proposal: Demolition of the existing Ram Jam Inn and redevelopment of the site to provide two drive-thru units (Use Class A3/A5), one drive-to unit (Use Class A1) and one drive-to unit (Use Class A3/A5) with associated parking and landscaping. Ram Jam Inn Great North Road Greetham Rutland LE15 7QX.**

After a lengthy debate, the feeling of the meeting was that, although some improvements had been made to the proposal, there were still concerns, raised last year that had not been addressed. Whilst the Ward member advised that only comments made by the adjudicator could be challenged, it was felt that the village should still make its views known. The overall response should be classed as 'negative'. The 2019 comments were reviewed and updated as follows:

- Whilst we welcome the development of a site that has become derelict for several years and also welcome the job opportunities this provides for the local community, there are still several concerns with regard to this development which we would ask RCC to resolve before granting approval.
- In 2019 we raised our concerns about the ability of the current sewage system to cope with the increase in sewage needs for the development. We note that a further letter from Anglia Water states that the system can cope but we asked that Anglia Water acknowledges

the current situation, that sewage is routinely pumped from Clipsham and Stocken HMP via Stretton to Greetham and Cottesmore, often at night when demand is lower. There have been failures of the pumping infrastructure late in 2019 and in January this year. (RCC Cllr G Brown has details). We also understand that available electricity supplies limit the size of pumps being used at Stretton and that HMP Stocken is in process of increasing its population. Therefore, we ask that Anglian Water specifically address this issue and provide a renewed assurance that the sewage infrastructure can satisfactorily cope with the additional requirements.

- The local community currently has regular access to the Petrol Filling Station (PFS) and mini supermarket (SPAR). Indeed, southbound A1 traffic would need to use the same entrance as locals. There is a bottle neck leading onto the garage forecourt where local traffic faces vehicles coming from the A1. This is an important feature to local people and, given that the orientation of the shop is about to change, we ask that further consideration be given to the traffic flow, protecting the ability of local people to obtain petrol.
- There is an issue with southbound traffic. Access to the site must come from the Stretton roundabout and underpass. With the traffic flow proposed, southbound traffic would enter the site via the B668 and then retrace steps back onto the B668. It is likely that this traffic will wish to refuel, in which case the point above is relevant.
- It is disappointing that, despite comments from the local community, the developers wish to go ahead with 'fast food' outlets. Several members of the public suggested that a 'high end' outlet, such as M&S Food, would provide benefit to the local community. The developers should state why this cannot be the case. Clearly, the development is biased towards passing trade and does not demonstrably benefit the local community.
- There is much concern about the litter being created by fast food outlets. We ask that a pre-condition is that contractors are obliged regularly to clean up the roads in the vicinity. If southbound traffic is given access, the most likely litter drop location is on the southbound slip road past Stretton and The Shires. A clean up contract must include the slip road up to The Shires.
- We support the view that a mini roundabout on the B668 would benefit traffic flow.
- In last year's application, there was some concern about a medieval sundial which was not affected by the first plans but now will be, should the Ram Jam be demolished. If demolition is agreed, care should be taken to preserve these artefacts and make a full photographic record.
- Cycle Path. The transport plan refers to workers walking or cycling to work. While this can be done from Stretton, it cannot be done from Greetham. We suggest that a cycle/walking path would benefit both villages. Policy CS8 states that developer contributions will be sought for on and off site infrastructure needs. Agreement to contribute to the cycle path would provide benefit to the local community and provide a sustainable means of staff members getting to work.

## **20/130 Advertising for a new clerk - to confirm procedures.**

The meeting was informed that Ms Gresty had resigned her post as clerk. It was with great sadness that she felt unable to continue and she was thanked for the excellent work she had done over the

period. The new chairman undertook to arrange the advertising for a new clerk and would consult Cllr Foster who recruited Ms Gresty.

**20/131 Agreement for Year End process.**

- To note clerk leave date of 6th March 2020
- To approve Ms Gresty completing the Annual Governance and Accounting Return (AGAR) year end documentation
- To agree payment rate and hours
- To agree Ms Gresty keeping equipment to enable year end process

The meeting duly noted Ms Gresty's leaving date and were very thankful that she had agreed to complete the end of year documentation until the annual parish meeting in May. It was proposed and unanimously agreed that Ms Gresty should complete the AGAR documentation; that she should continue to be paid at the same rate and should keep the parish council equipment until this work was complete. In addition, she would continue to have write access to the parish council website until further notice.

G S Harker  
Acting Clerk  
5 March 2020