

WYMONDHAM & EDMONDTHORPE PARISH COUNCIL

NOTICE OF MEETING OF PARISH COUNCIL

Dear Councillor,

You are hereby summoned to attend a meeting of Wymondham and Edmondthorpe Parish Council to be held on the **Tuesday 6th April 2021** by videoconferencing at **7.30pm**

A fifteen-minute period is set aside at the beginning of each meeting from 7.30pm to 7.45pm to receive questions and views from residents of the village on issues relevant to the villages of Wymondham and Edmondthorpe. Please note that the Parish Council meeting will commence at 7.30pm if no residents are present.

Members of the public who wish to attend should contact the Clerk (wepc.clerk@yahoo.co.uk) before the meeting in order to receive an email invitation to the meeting.

Terry Brown/Parish Clerk

Agenda

- 1 Public Time
- 2 Apologies for absence
- 3 To receive declarations of interest and consider any requests for dispensations
- 4 To receive Borough and County Councillor reports
- 5 /1 To approve the draft minutes of the meeting of the 1st March 2021
/2 To approve the draft minutes of the meeting of the 15th March 2021
- 6 To receive the Clerk's report.
- 7 Matters arising from previous meetings
/1 to review progress on flooding issues
/2 to review progress on hedge maintenance on The Drift
/3 to review issues concerning Glebe Road lighting
- 8 To receive Councillors reports
/1 to receive a report for St Peters School
/2 to receive a report for W&E Neighbourhood Plan Advisory Committee
/3 to receive a report for W&E Traffic Group
/4 to discuss progress on possible road improvements (Cllrs Spiers & Hobson)
- 9 To receive and consider reports from representatives on outside bodies & meetings
- 10 Planning
/1 To consider recent news on the Brick Yard Lane development

/2 21/00257/FUL Strawberry Farm 1 Melton Road Wymondham
Formation of two ponds, each measuring 150sq. meters with a depth of 1.5m. The ponds will form part of Natural England's District Level Licensing Scheme for great crested newts and will include associated buffer zones, stock fencing and bunds

- 11 Correspondence received
Emails:
19/3/2021 AndrewGranger re Brick Lane development (attached)
25/3/2021 Simon Hopkinson re closure of Woolsthorpe Surgery
- 12 Matters for Discussion
/1 to consider a pre-application for grant to St Michael's & All Angels Church Edmondthorpe
/2 to review the dates for future meetings.
/3 to review Parish Council communications with parishioners (Cllr Peters)
/4 to consider the present state of Edmondthorpe bus shelter (Cllr Gresham)
/5 to discuss parishioner concerns about local bus services (Cllr Williams)
/6 to review VAS installation issues.
- 13 Finance
/1 to approve the following payments:
T Brown re March 2021 salary £383.23
T Brown re March 2021 HMRC paye £95.60
T Brown re Allotment water bill £61.31
/2 to reconcile the following bank balances at 20/3/21:
TSB Current account £32245.40
TSB Deposit account £20656.39
- 14 To receive items for the next agenda
- 15 Date of next meeting: Tuesday 4th May 2021 Annual Meeting of the Parish Council
-

Terry Brown - Clerk to Wymondham and Edmondthorpe Parish Council
Sunday 28th March 2021

189 Belton Lane, Grantham, NG31 9PL
Email: wepc.clerk@yahoo.co.uk
Tel: 01476 516366

Decision notices received:

None

Information notices received

21/00304/TCA St Peters Church Nurses Lane Wymondham
T1 and T2 Sycamore and Elder to be felled to ground level due to location in wall.



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Mr T Brown
Parish Clerk
Wymondham & Edmondthorpe Parish Council
189 Belton Lane
GRANTHAM
NG31 9PL

Email: wepc.clerk@yahoo.co.uk

19th March 2021
Our Ref: P/300/H3.24

Dear Mr Brown,

RE: LAND AT MAIN STRET/BRICKYARD LANE, WYMONDHAM

Further to our previous meetings and correspondence with the Wymondham & Edmondthorpe Parish Council and the Neighbourhood Plan Monitoring Group in relation to the above, I am writing to notify you of our intention to submit the formal outline planning application for residential development of the above Site over the coming days.

I have attached a copy of the Site Location Plan and the Illustrative Master Plan, which will accompany the submission.

As you will note from the enclosed Plans, the submitted application seeks outline consent for residential development of approximately 34 dwellings on the whole Site, which includes the Lower Brickyard Lane site which is allocated in the adopted Melton Local Plan and the made Neighbourhood Plan, and the additional land to the north (between the allocation and the disused railway line), which is identified as a Reserve Site allocation in the Neighbourhood Plan.

In this respect, it is accepted that the trigger criteria for development on the northern part of the Site, outlined in Policy H3 of the made Neighbourhood Plan, have not been achieved and, therefore, the application is contrary to the Neighbourhood Plan. However, it is our view that bringing the Site forward as part of a single, comprehensive application is necessary in order to ensure the preparation of a well-designed and coherent development scheme that is not only deliverable for a future Developer but also

Directors:	Peter Buckingham BSc (Land Management)	Jill Griffiths MARLA, MNAEA	Rupert Harrison FRICS, FAAV Chartered Surveyor	Stephen Mair MSc, MRTPI	Andrew Robinson BSc (Hons) FRICS Chartered Surveyor	Mark Sandall MSc SURV MRICS Chartered Surveyor	David Woodfield FNAEA, MARLA
Consultant:	Andrew Granger FRICS, FAAV						

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secures the maximum benefits for the village. In particular, in bringing forward the Site as a single development scheme, the application would provide additional affordable housing, when compared to the potential contributions that could be sought if the Site were brought forward in a policy compliant timing, and would also deliver an appropriate mix of market housing sizes (primarily focusing on the delivery of 2 and 3 bedroom properties).

Furthermore, with regards to the identified concerns about longstanding issues of flooding on Main Street, as documented in the Neighbourhood Plan and further emphasised in your letter of 2nd February to my colleague, Chris Green, I can confirm that the application is supported by a comprehensive Flood Risk Assessment and initial Drainage Strategy, prepared by M-EC on behalf of our Landowner Clients. The Assessment and Drainage Strategy has been prepared in accordance with all of the relevant guidance and standards, and has included pre-application engagement with Leicestershire County Council (as Lead Local Flood Authority) and Severn Trent Water. As part of the assessment a suitable surface water drainage strategy has been designed to utilise SUDs techniques to attenuate surface water run-off on-site, within a swale and attenuation pond, prior to discharging run-off at a controlled rate of 5 litres per second into the watercourse along the western boundary. The on-site attenuation capacity has been calculated to include a 40% climate change uplift without resulting in any flooding on site. Additional attenuation is expected to be provided within private drives and as part of the individual properties, however, these have not been included in the current assessment in order to provide a worst-case scenario. In addition, the Report sets out a proposed long-term management and maintenance strategy, for the proposed surface water drainage system, which will believe make a significant contribution to addressing the identified issues.

Finally, on a related matter, as requested during our previous meetings with the Parish Council and Neighbourhood Plan Monitoring Group, our Client has commissioned the preparation of a Concept Plan illustrating how the development of the Neighbourhood Plan allocations at Brickyard Lane and Station Yard fits into their wider vision for their land to the north of Main Street in Wymondham. Once Covid-19 restrictions have been appropriately lifted to enable meetings to take place in-person, we will be seeking to attend a Parish Council meeting to present these plans and engage in further consultation with the Parish Council and local residents, to allow us to take on board any comments and initial feedback that may be provided.

Should you have any questions regarding the above application, or the enclosed details, please do not hesitate to contact me.

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Vale Medical Group

Stackyard & Woolsthorpe Surgery

Dr S Wooding - Partner
Dr P Rathbone - Partner
Dr B Dorling
Dr K Rice
Dr C Harris
Ms J Perez - ANP
Mrs C Lee - ANP

Mrs R Ashworth - Group Practice Manager

Stackyard Surgery
1 The Stackyard
Croxtan Kerrial
Grantham
Lincs
NG32 1QS

Tel: 01476 870900
www.valemedicalgroup.co.uk

25th March 2021

Dear Terry

Proposal to close Woolsthorpe Surgery and move Stackyard Surgery to NHS East Leicestershire and Rutland Clinical Commissioning Group

Following the recent consultation process and the meeting of NHS Lincolnshire CCG's Primary Care Commissioning Committee on Wednesday 10 March 2021, we are writing to confirm our Woolsthorpe branch surgery site will permanently close and Stackyard Surgery will move to East Leicestershire and Rutland Clinical Commissioning Group.

We have written to all of our patients registered at the Woolsthorpe branch surgery to share the same update with them and to confirm that they will still be able to access all facilities and services at the Stackyard Surgery (as has been the case during the Covid19 pandemic) from 8am to 6:30pm Monday to Friday (except Bank Holidays), as well as continuing to be able to access our clinicians via e-consult or by telephone to reduce the need for travel.

As you might be aware, we are still trialing our mobile collection point at Woolsthorpe, whereby patients can collect or hand in repeat prescriptions between 11:00am and 12noon each Wednesday (patients must be registered for this mobile service, which is delivered via a van situated on Main Street).

We understand that this outcome will be disappointing for some of our patients but, with the support of NHS Lincolnshire CCG, we have undertaken a robust consultation process and have listened to the thoughts of concerns of our patients throughout. We will continue to provide an excellent service from Stackyard Surgery.

If patients wish to do so, they have the right to re-register at another practice covering the area they live in, but we hope that they will choose to stay with us.

Please do not hesitate to contact us if we can be of any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Wooding', written over a horizontal dotted line.

Dr Simon Wooding
GP Partner

A handwritten signature in black ink, appearing to read 'Philip Rathbone', written over a horizontal dotted line.

Dr Philip Rathbone
GP Partner