

Minutes of Wymondham & Edmondthorpe Parish Council Meeting

Held at Edmondthorpe Social Club Monday 1st April 2019

Present: Councillors: Christian Semmens as Chair, Trevor Mear, Pat Peters, Matthew Williams & Kevin Spiers
District Councillor: Malise Graham
Clerk: Terry Brown
Chris Green for Andrew Grainger & Co

Public Time:

In an hour-long Public Time Chris Green asked for comment by the Parish Council on plans for the Brick Yard Lane development. The proposed plan was to use both the Lower Brick Yard site and the adjoining Reserve site for 29 houses. In this way the number of affordable houses that would be delivered would increase from 8 to 12. In addition, the plans proposed a new Village Hall with 30 car parking spaces (see the attached diagram and plan.)

Cllr Williams stated that this did not meet the requirements of the Neighbourhood Plan (NP) Policy H3 Reserve Site and that NP Consultation process had shown that more houses were not seen as a priority by the parishioners.

Cllr Semmens pointed out that the Parish Council could not speak for the Village Hall but rather that was a question for the VH trustees. Further he asked for information about the current plans for the Church Lane site and Chris Green replied that there was no linkage between the two developments.

Councillors pointed to the potential for long term disruption in the village if all three sites (Brick Lane, Butt Lane and The Gollings) were in the process of development at the same time. Further why was there not the potential for the development of Brick Lane, the Gollings and Station Yard to be pursued jointly with the possibility of additional benefits accruing, for example the preservation of Mrs Gills Shop in the Gollings as a community hub.

Cllr Williams pointed out that the site came within the Conservation Area curtilage and therefore the development would have to take into account the preservation of the vernacular as with the Manor Gardens site.

Cllr Semmens questioned the effect on the old railway line as a wildlife corridor if a new road to the north was constructed. Chris Green commented that planners were aware of the need to compensate for this outcome and that the existing Brick Lane was seen as being developed as a pedestrian route only.

Cllr Semmens thanked Chris Green for his input, and all agreed to keep in close contact on developments. It is expected that plans for the Gollings, and Brick Yard Lane will be submitted in the next two months.

041 To receive apologies for absence

Cllr Howard Gresham,
PC-4364 Sharon Roscoe

042 District and County Councillor Time

None

043 Police Time

PCSO Sharon Roscoe reported by email:

"There was an attempted break-in to the Social Club in Edmondthorpe

Elsewhere we have seen a rise in theft from unattended motor vehicles and theft of motor vehicles. People are still parking up to go for dog walks and leaving their valuables either on show or under a seat. We have had a couple of cars stolen both of which had their keys in and Lincs have experienced the same. There is a group of travellers just over the border in Lincs that are of interest.

Lead thefts are still on the radar and we are doing all we can to help.

There was also the stack fire at Aerodrome Farm, Saltby. Enquiries are still ongoing into this, but it is believed to have been a deliberate act.

I have attached the list of beat surgeries and locations (Monday 10th June - outside St Peters Primary School, Wymondham 3 - 4pm) but at the last one I held at Edmondthorpe, no one came to see me.

044 Members Declarations of Interests

None

045 To approve and sign the minutes of the meeting of Council held 4th March 2019

The minutes were approved & signed by the Chairman.

046 Matters arising from previous meetings

/1 to review progress on allotment issues

The Clerk reported on the outcome of the exercise to install plot markers and that it had shown some differences in the current plot sizes.

Councillors agreed with the view expressed by Cllr Williams that the Parish Council should not attempt to pre-empt the work of the Allotments Association (WAA) in any micromanagement interference, particularly if the current situation was one of an ongoing success with a high occupancy level.

However, it was agreed that there is a need for a formal reporting process to be made by the WAA to Annual Parish Meeting in common with all other village organisations.

Action Clerk

/2 to review progress on reported sewage flooding on Butts Lane

The Clerk reported that Melton BC had been in contact with the owners of the Windmill to resolve the problem.

Cllr Semmens indicated a further cause of the problem with a possible collapsed road drain. The Clerk is to investigate with LCC Highways.

Action Clerk

/3 to consider progress on the LED lights conversion

This item was taken into item 051/3

/4 to review progress on siting of notice board

After a review of recent comments the Council unanimously agreed to proceed with the siting of the new notice board on the original site as agreed at the September 2018 meeting (minute 010/122/2).

047 To receive Councillor reports

Cllr Semmens was still to take action on items raised in the March Meeting e.g. the siting of closed for repair notices placed on the gate to the footpath that runs from Rookery Lane and along the boundary of the school playing field to Glebe Road, as well as the gate to the play equipment.

Action Cllr Semmens

048 To receive & consider reports from representatives on outside bodies & meeting

/1 to discuss LCC Highways latest proposals

Councillors reviewed the limited advice received from LCC concerning possible VAS signs. However, they were in favour of any outcome that could collect data for the Council to analyse for the effectiveness of the new sign.

Cllr Spiers would ask for information on the siting of the sign, the cost of installation and the choices made by other councils and the Clerk to request a receipt for the £500 Advice service.

Action Cllr Spiers/Clerk

049 Planning:

- /1 19/00151/FUL - Farm Buildings Adjacent Stapleford Cross, Glebe Road, Stapleford**
Change of use and extension of the existing stable barn into a single residential dwelling. Demolition of the pole barn.
Application withdrawn.

- /2 17/01173/FUL - The Tithe Barn 16 Nurses Lane Wymondham**
Minor repositioning of building to suit existing concrete floor slab. Addition of toilet. Repositioning of windows, alterations to design of windows. Alteration to the design of doors. Repositioning of rooflights. Addition of PV solar panels.
No comment.

- /3 19/00197/FUL Wymondham Mill Butt Lane Wymondham**
New multi-use timber frame building.
No comment.

To note Decision and Information Notices received – see Annex 1

Noted

050 Correspondence

Letters:

18/03/2019 Jon Lewis re St Peter's churchyard grass cutting
The 2019/20 Parish Council grant is to be confirmed and paid at the June meeting.

Emails:

18/03/2019 MBC re Spring Clean Campaign
20/03/2019 Healthwatch re NHS changes consultation

Noted

22/03/2019 MBC re 19/023 Local Plan complaint
Councillors again voiced their annoyance at a longstanding series of errors made by MBC Planning

051 Matters for Discussion

/1 to discuss St Peters Primary School/Community Play Equipment

Cllr Peters reported on response from DLAT via an email from Anne Harvey stating that that they would need to be certain that full management, maintenance and supervision would be in place in order for them to agree to the use of the facilities outside of the School time.

Cllr Williams stated that this response said nothing about the Parish Council's previous concern on the School's funding issues.

But a new Executive Head had been appointed to be in charge of the schools at Waltham, Redmile, Croxton as well as Wymondham and that this Head had recent and successful experience at Redmile with new play facilities. Therefore, the Council agreed to wait to meet with the new Head before attempting to make any further progress with this issue.

/2 to review arrangements for the Annual Meeting of the Parish Council 7th May 2019

Councillors agreed that there were many opportunities to discuss significant parish issues at the Annual Meeting and that the Clerk should highlight these in the May insert from the Parish Council into Journal.

/3 to RESOLVE to apply for a 10-year loan of £8500 from the Public Works Loan Board to finance the proposed village lights conversion to LEDs (see appendix)

This **RESOLUTION** was unanimously approved, and the application documents were signed by the Chairman.

Action Clerk

/4 to discuss enhancements to Village entrance

Cllr Peters reviewed progress on her previous questions on poor signage and roadside panelling on Melton Road. The Clerk is to follow-up with LCC.

Action Clerk

052 Finance

The submitted schedule of payments was approved.

The meeting approved and paid a late arrived invoice for Waterplus £26.74 re allotment water

Bank balances at 14/03/19 were confirmed as

| | |
|---------------------|-----------|
| TSB Current account | £10980.96 |
| TSB Deposit account | £25129.90 |

053 To receive items for the next agenda

None.

054 Date of next meeting: Tuesday 7th May 2019 at 7:30pm Edmondthorpe Social Club – Annual Meeting of the Parish Council

Finally, Cllr Williams moved a vote of thanks from the Parish Council to Cllr Semmens for his fourteen years of loyal and dedicated service as a Councillor and Chairman.

The meeting ended at 10.05pm







LEGEND

-  Site boundary
1.62 ha
-  Residential building(s)
-  Rear gardens
-  Open space
-  Existing vegetation
-  Proposed trees
-  Existing stream
-  Proposed attenuation
-  Adoptable highway
-  Private drive/ parking
-  Pedestrian footway

Indicative Unit Mix

- 2 bedroom units - 7
- 3 bedroom units - 11
- 4+ bedroom units - 11



Site: **Main Street, Wymondham**
 Client: **Andrew Granger and Co. Ltd.**
 Title: **Illustrative Layout - option 3**
 Scale: **1:1000 @ A3**
 Drawing No: **01**
 Revision: **27/07/2018**
 Date of Issue: **AF**
 Drawn by: **AND0331**
 Made by:


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