

**DRAFT**  
**GREAT EASTON PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**held on the 1<sup>st</sup> February 2016**  
**in the Village Hall**  
**at 7.30 pm**

Present: Cllrs: P Long ( Chairman), A Murdock, G Vizma, N Clarke, P Brittain and D Gibley (Clerk).

Mr S Mitchell and Mr N Ozier, both from Mulberry Developments and Mrs M Miller, Mr I Drummond and Mr J Hider also attended.

**16/16 Apologies for absence.**

Cllr L Walsh and D Cllr M Rickman

**17/16 . Welcome.**

The Chairman welcomed all to the meeting, in particular the representatives from Mulberry Developments and Mrs Mary Miller, following her recent robbery. The Chairman said, as customary, he would take matters of interest to the public first and invited Mulberry Developments to speak to the revised proposed planning application for Phase 2 Broadgate.

Mr Mitchell and Mr Ozier said that the proposed development of 13 houses with 5 affordable Houses ( 4x2 bedroom and 1x3 bedroom), and a mix of 2 x3bedroom houses and 6 x 4bedroom houses was a response to the comments for an improved housing mix and the identified needs in the Midlands Rural Housing survey.

The Developers stated that they wished to work with the local community and were also keen to develop a scheme, in conjunction with Seven Locks Housing, HDC and the Parish Council, whereby local people or those with an identified local connection would be offered priority allocation.

In response to questions, the developers acknowledged the need to complete the drainage capacity Survey. This would form part of the planning submission which they hoped to submit to HDC by the end of February.

Mulberry developments were thanked for their informative and helpful presentation and advised that they would receive an early response from the Parish Council. Action: Cllr Brittain

**18/16 Declarations of Interest for agenda items.**

No declarations of interest were declared.

**19/16. Minutes of Previous Meeting of the 4<sup>th</sup> January 2016.**

The minutes, previously circulated, were approved and signed by the Chairman.

## 20/16. Matters Arising

- **PC Notice board.** The Clerk reported that the estimated costs for the repair of the notice board were £300, with an additional cost of £300 for the installation of the safety railings. It was agreed that the repair of the notice board should proceed but further work was needed on the railing fixings options, including investigating whether it would be possible to re-site the notice board, which might preclude the need for railings. **Action: Cllr Walsh/Clerk**

- **Bridge.** The Clerk confirmed that LCC had been informed of the need for a minor repair to the bridge buttress, which had not yet been completed. **Action: Clerk**

- **Broadgate Street Name.** The Clerk said that the PC's selected name of "Stokes Rise" had been accepted by HDC.

- **Defibrillator.** The meeting discussed the comprehensive briefing note previously circulated by Cllr Walsh on the range of issues to be considered if a Defibrillator was to be obtained for the Village. The Clerk noted that there was a potential opportunity to secure the capital costs from an identified fund but an early decision was needed. It was agreed to seek the capital funding and the operational issues would be resolved later. **Action: Clerk**

## 21/16. Planning Matters.

Cllr Brittain updated the PC in respect of the following applications:

- **15/01826/FUL – Phase 2 application for a further 9 dwellings at the rear of 28 Broadgate.** The Parish Council noted that, following the presentation from Mulberry Developments, it was likely that this application would be withdrawn and a revised application for 13 houses would be submitted, with the opportunity for comment at a future date.

- **15/01904/OUT – Access for 6 houses on land at the rear of 22 Broadgate.** The comments, as minuted at the last meeting, have been submitted to HDC.

- **15/01972/FUL – 9 Clarksdale – erection of side and rear extensions.** There are no objections.

- **15/02002/FUL – Broadview, Stockerston Lane- erection of side extension.** There are no objections.

- **15/02014/LBC – 12 Church Bank – replacement of porch.** There are no objections.

- **Village Drainage Capacity Study.** Anglian Water had responded positively to the letter requesting a drainage capacity study of both the foul and surface water drainage in respect of the present capacity and the potential increased loading consequent on the proposed Broadgate developments. Mulberry Developments had also confirmed that they were fully involved with the review and also the work conducted by Mr Yates. All agreed the important need to complete the review as an essential part of the application process.

- **Unauthorised Works at land off Stockerston Lane.** Cllr Brittain reported that he, the Clerk and Mrs Ingram had met on site with Mrs Wakefield, the HDC Planning Enforcement Officer on the 28<sup>th</sup> Jan to view the recent workings at the site and discuss the way ahead. It was agreed that there is no contravention at present of the agricultural use but that the PC should contact the owner, Mr Leckenby and request information concerning his future intentions for the site. Mrs Wakefield agreed to provide contact details and Cllr Brittain agreed to draft a suitable letter, which would be sent from the PC. **Action: Cllr Brittain**

## 22/16. Financial Matters

The Clerk reported on the following financial matters:

- **Payments.** The following payments were authorised:

Ch	£9.99	Refreshments for L Parker farewell party
On line	£11.90	Purchase of salt for Church Bank Salt Bin
On line	£14.00	NP – Hire of Village Hall

- **Asset Register.** The Clerk reported that the compilation of the Asset Register is progressing and will form part of the 2015/16 audit.

- **Transparency Fund.** The Clerk said that the transparency funding application, agreed at the last meeting, remains to be completed and submitted. **Action: Clerk/Cllr Walsh**

## 23/16. Arboreal matters.

- **Trees.** Cllr Murdock noted two tree applications:

- 16/00049/TCA – Pruning works to trees at Rosebrook Cottage, Little London
- 16/00069/TCA – Pruning works to trees at Brookside Cottage, Brook Lane

There are no objections to either application.

- **Salt Bin.** It was noted that the Church Bank salt bin had now been sited and filled.

- **Church Bank Trees.** Nothing further to report. **Action: Cllr Murdock**

- **Grass Contracts for 2016.** The Clerk reported that CGD Contractors had confirmed their wish to repeat the grass cutting contract for 2016, at the same cost of £100/cut +VAT. It was agreed that this quotation should be accepted and the Clerk was instructed to issue a similar contract as last year. **Action: Clerk**

Cllr Murdock said she would place a note in the Parish magazine acknowledging the positive contribution from those who had cut grass outside their properties and in additional public places. **Action: Cllr Murdock**

**Afternote.** CGD Contractors have since proposed a 3 year contract – 2016-18 – at the same cost/cut and this has been accepted. The Contract will therefore be for three years.

- **Ash Tree in Moulds Lane.** Cllr Murdock confirmed that she had spoken with the owner concerning the broken branch from an ash tree adjacent to Moulds Lane.

## 24/16. Police, Community and Heritage Matters

- **Burglaries.** Cllr Clarke expressed her concern on behalf of all residents at the frightening break- in experienced by Mrs Miller. Mrs Miller outlined the circumstances and acknowledged the response from the Police. Cllr Clarke said she would request a police follow-up security survey. **Action: Cllr Clarke**

- **Neighbourhood Watch.** Cllr Clarke said she was continuing to investigate whether a local Neighbourhood Watch scheme could be re-started. **Action: Cllr Clarke**

- **Dog Fouling stencils.** Cllr Clarke said that the pavement stencils, now largely eroded, had been well received and that it would be her intention to renew them again this year. **Action: Cllr Clarke**

## **25/16. Neighbourhood Plan Report**

- The Chairman said that the joint meeting held last month had been helpful, noting that the final document will require the approval of the PC. He added that the four Theme Group reports are now being drafted and PC involvement in this process will be helpful to minimise later changes.

## **26/16. Poor's Charity**

- **Land Registration.** Mr L Parker had circulated an update which confirmed that declarations have now been drafted by the solicitor for signing by ex-councillors and Mrs M Clarke of Bush House farm, whose family have been renting Poor's Close for at least forty years. The solicitor has also been requested to consider the means by which right of access to Poor's Close via Clerk's Piece is either registered or formally agreed by the Church PCC.

A summary of the history of Poor's Charity, prepared by Mr Parker, is attached to these minutes as a record for future research. Mr Parker was thanked again for his invaluable work.

## **27/16. HM The Queen 90<sup>th</sup> Birthday 2016**

The Chairman said he had contacted various organisations, the Church and Mr Tyler and there was a consensus for holding an event(s), including a community church service, to mark the Queen's 90<sup>th</sup> Birthday but the preferred date of 12 June clashes with the planned annual church fete scheduled for the same weekend. There was a proposal to hold an event in the Village Hall on the Sunday 12<sup>th</sup> June, possibly linking with a church service. The Chairman undertook to liaise further and bring back firmer proposals to the next meeting.

**Action: Chairman**

## **28/16. AOB**

- **Aladdin.** The very recent Aladdin pantomime had been an outstanding success and the Parish Council wished to add its congratulations to the very large number of individuals in the local community and beyond who had contributed.

**15/16. Date of next meeting.** Monday 7<sup>th</sup> March 2016 at 7.30 in the Village Hall.

DAC Gibley  
(Clerk)

Cllr P Long  
(Chairman)

Annex: Poor's Charity – A brief history

## **Poor's Charity – a brief history**

Poor's Close is an 8 acre field off Alec lane overlooking the Eyebrook. It was bequeathed to the Trustees of the Poor of Great Easton under the inclosure Acts of 1810. Ownership was transferred to the Boards of Guardians under the Poor Law Amendment Act of 1834 and thence to the Parish Council under the Local Government Act of 1929. Ownership of the land has not been registered with the Land Registry Commission.

Clerk's Piece has a similar history to Poor's having been granted under the 1810 inclosure Acts to the Clerk of Great Easton, effectively now the Parochial Church Council (PCC). Clerk's is a one acre field with a gate off Alec Lane and is adjacent to Poor's – there is no sign of a change in hedge planting or any other indication of an historic gateway to Poor's off Alec lane, suggesting that the access arrangement has ever been so. Clerk's is owned and rent collected by St Andrew's PCC and ownership of the land has not been registered with the land registry commission.

Both Poor's and Clerk's are currently rented to Mrs M Clarke of Bush House farm. Maddie's family have rented the fields for at least the last forty years.

The Parish Council holds a hand written ledger recording annually the collection and distribution of the rent from 1891- 2013, with a break for the Second World War. The Charity Trustees, who decided who should benefit from the rent, were village "worthies", sometimes appointed by the Parish Council which, certainly from the 1960s, was also drawn from this same group of people. From that period until 2013 the Charity was administered by members of long standing and close knit village families and their governance was never questioned. In 2013 the Parish Council, then under the Chair of Brian Tyler, decided to place Poor's Charity on a legal footing by registering the Parish Council as the owners of the land, drawing up a governing document and registering the Charity.

The Valentine Goodman Charity (VGC) is a registered charity with similar origins to Poor's: holding land and serving the residents of the Parishes of Six Saints circa Holt. The status and charter of this agricultural land based charity is based on and reflects an established, professionally managed, asset management structure. Following the proposal from the VGC in November 2015, Great Easton Parish Council unanimously agreed to merge the two charities, once ownership of Poor's Close had been registered with the Parish Council.

Copies of historic documentation relating to the origins of both Poor's and Clerk's are held by the Great Easton History Society, the Great Easton Parish Council and by their solicitors, PJ Hammond & Sons.