

**DRAFT**  
**GREAT EASTON PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**held on the 7<sup>TH</sup> March 2016**  
**in the Village Hall**  
**at 7.30 pm**

Present: Cllrs: P Long ( Chairman), A Murdock, G Vizma, L Walsh and D Gibley (Clerk).  
20 members of the public were also present.

**30/16 Apologies for absence.**

D Cllr M Rickman, Cllrs P Brittain and N Clarke

**31/16 . Welcome.**

The Chairman welcomed all to the meeting, noting that he would initially discuss the proposed revision of the Brook Lane paddock to include a single dwelling. He added that he was well aware that the subject is contentious and asked that all present noted the usual courtesies.

The Chairman began by summarising the background to the proposal and the current position, as outlined below:

- **Ownership.** The part of the paddock previously owned by Mrs Ellen Clarke has recently been bought by Mr Raj Uppal and the remaining area owned by Mrs Jane Clarke is currently under negotiation.

- **Designation.** The whole of the Paddock is currently designated within the HDC Core Strategy as “important open land”. The Paddock has also been assessed by HDC as suitable for designation as “Open Green Space” and is included in the HDC Local Plan, scheduled to be formally adopted in 2017 and also the draft Great Easton Neighbourhood Plan, scheduled to be finalised later this year.

- **HDC.** A recent meeting with HDC has confirmed their willingness to consider the views of the Parish Council.

- **The Proposal.** Mr Raj Uppal is proposing to erect a single dwelling in the NW corner of the Paddock, to be accompanied with an Agreement with HDC and The Parish Council which would effectively preclude any development on the remaining area of the Paddock and provide additional protection to its continued status as agricultural land and Open Green Space.

- **Planning Application.** The formal planning application has not yet been submitted to HDC and this meeting is purely to seek the further views of the community.

The Chairman invited Mr Uppal to speak before opening discussion to all. Mr Uppal confirmed the present ownership position, explaining that his intention in acquiring the Paddock and the proposed application for a single dwelling was to provide an initial home for the previous owner in recognition of their family’s historic ownership of the paddock , and, at the same time, to provide additional legal protection for the remainder of the Paddock with a mutually agreed restrictive covenant.

He noted that this Agreement would also include detailed obligations on the owner for the maintenance and future use of the land and that in his opinion, this would provide much enhanced protection from any legal challenges which might arise in the future.

The Chairman read a letter from Dr Eric Craven, a longstanding resident who overlooks the paddock, expressing support for the proposal to provide an appropriate residence for the Clarkes, whilst protecting the remainder of the area.

The Chairman then invited Mrs Ela Yates, Leader of the NP Environment Group to speak. Mrs Yates explained the consultation process the NP had followed and confirmed that the Paddock had met all of the designation criteria and the strong community support for the protection of this particular site.

During discussion the following points emerged:

- The need for independent legal advice concerning the provisions of any Covenant Agreement
- The importance of an Agreement, with the potential of increased protection for the remaining area, in securing a consensus for supporting an application for a single dwelling. This Agreement would need to involve the surrounding landowners.
- Concerns about the relative size of the proposed footprint for the land and also the single dwelling and associated garaging.
- The access.

The Chairman concluded the discussion by thanking all for the way the discussion had been held, noting that when a planning application is submitted there would be the opportunity for further consultation.

### **32/16 Declarations of Interest for agenda items.**

No declarations of interest were declared.

### **33/16. Minutes of Previous Meeting of the 1<sup>st</sup> February 2016.**

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

### **34/16. Matters Arising**

- **PC Notice board.** The Clerk said that Mr Hankey had agreed that the notice board could be repositioned alongside the present notice board on the front of the Shop. This would remove the need for any safety railings and would be significantly cheaper. It was noted that the loss of notice space could be minimised by better use of the existing board and also using the space in the shop window, now used by the NP. **Action: 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**
- **Stockerston Lane road sign.** The Clerk reported that LCC Highways had been informed of the damaged sign. **Action: Clerk**
- **Defibrillator.** The Clerk reported that funding of £1000 had been secured for the purchase of a defibrillator. Cllr Walsh agreed to draft an article for the magazine explaining the proposal and seeking to identify volunteers to be trained. **Action: Cllr Walsh**

### **35/16. Planning Matters.**

The Chairman, in the absence of 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.** Mr Dennis Stewart said that a new application for 13 houses, with the revised mix of housing as explained to the Parish Council at the last meeting, had recently been submitted. He understood that the original application would remain in place but if there was support for the revised application, the original application would then be withdrawn.

**Afternote.** The new application reference is 16/00380/FUL

- **15/01904/OUT – Access for 6 houses on land at the rear of 22 Broadgate.** This application has been withdrawn.

- **15/01972/FUL – 9 Clarksdale – erection of side and rear extensions.** This application has been approved.

- **15/02002/FUL – Broadview, Stockerston Lane- erection of side extension.** This application has been approved.

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

- **16/00228/FUL – Gatehouse lane - erection of tennis pavilion.** There are no objections.

- **Village Drainage Capacity Study.** The results of the capacity study by Anglian Water 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 are awaited.

**Afternote:** The recent extensive flooding along Brook Lane and the unimpeded flow of water off the land below Broadgate has heightened concerns and Anglian Water has been notified.

- **Unauthorised Works at land off Stockerston Lane.** Cllr Brittain had reported that the meeting with the owner Mr Leckenby had yet to take place. **Action: Cllr Brittain**

### **36/16. Financial Matters**

The Clerk reported on the following financial matters:

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

On line      £14.00      NP – Hire of Village Hall

On Line      £1,442.30      NP – Yourlocale (6)

- **Asset Register.** The Clerk reported that Cllr Walsh is assisting with compiling the Asset Register.

- **Transparency Fund.** The Clerk said that the transparency funding application will be submitted in the FY2016/17. **Action: Clerk**

### **37/16. Arboreal matters.**

- **Trees.** Cllr Murdock noted the following tree applications:

- 16/00195/TCA – Pruning works to trees at 2 Musk Close

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

- 16/00229/TCA - Pruning works to trees at 10 Broadgate

- 16/00223/TCA – Pruning works to trees at 50 High Street

There are no objections to any of the above applications.

- **Church Bank Trees.** The ivy had been cleared from the trees but Cllr Murdock said that the advice was to not proceed further until the Autumn.. **Action: Cllr Murdock**

### **38/16. Police, Community and Heritage Matters**

- **Burglaries.** It was reported that there here had been a further burglary but the police had nothing further to report.

- **Neighbourhood Watch.** Nothing further to report.

**Action: Cllr Clarke**

- **Dog Fouling Stencils.** It was agreed that the pavement dog stencils should be purchased.

**Action: Clerk/ Cllr Clarke**

### **39/16. Neighbourhood Plan Report**

- The Chairman said that the Neighbourhood Plan was in the final drafting stage for 3 of the 4 Chapters and on course to be finalised by the Summer.

### **40/16. Poor's Charity**

- **Land Registration.** The Clerk reported that the legal declarations have now been drafted by the solicitor for signing by ex-councillors and Mrs M Clarke of Bush House Farm.

### **41/16. HM The Queen 90<sup>th</sup> Birthday2016**

The Chairman said the Church fete had now been moved to the 4<sup>th</sup> June and the Rector had agreed that a Church Service would be held on the Sunday 12<sup>th</sup> June.

The Chairman added that there was the option of lighting a beacon on the 21<sup>st</sup> April and he would be liaising with Mr Johnson.

**Action: Chairman**

### **42/16. AOB**

- Green Waste recycling. The Clerk said that he had received a query whether the Parish council would consider organising a local green waste disposal /recycling scheme. There was a clear consensus that for a variety of reasons this suggestion should not be pursued.

**43/16. Date of next meeting.** Monday 4<sup>th</sup> April 2016 at 7.30 in the Village Hall.

DAC Gibley  
(Clerk)

Cllr P Long  
(Chairman)

