

## Beckingham Parish Council

### Minutes of the Parish Council Meeting Wednesday 9<sup>th</sup> January 2019

**Present:** Cllrs L Tatton as Chair (LT), A Brewer (AB), P Wells (PW), R Gibbons (RG), S Toomer (ST)

Terry Brown/Parish Clerk

2 parishioners

Minute	Action
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#### 19/01 Public Time

Comments were made about item 19/010 – **Planning application 19/0005/PIP** - Beckingham House Sleaford Road Beckingham namely:

- that a considerably increased volume of traffic would enter and leave at a road junction that is a blind corner and already a cause for concern.
- that the access driveway was for light use only and would not be suitable for the considerably increased traffic
- that the past history of the site showed persistent attempts at inappropriate planning particularly when considered against its setting and the proximity of the Grade 1 All Saints Church
- that it was in breach of permissions attached to existing planning permissions
- that it would cause some loss of existing fabric such as boundary walls.

The Chair thanked the parishioners for their comments and stated that they would be used to inform the Parish Council in their reply to this application.

#### 19/02 Chairman's Announcements

LT paid tribute to and thanked all in the Parish who had made contributions in so many ways to the well-being and continuing success of the Community.

#### 19/03 Apologies for absence

District Cllr Pat Woodman

#### 19/04 Police Time

It was reported by email that there had been no recent incidence in the area.

#### 19/05 District and County Councillor Time

None

#### 19/06 Members' Declarations of Interest.

None

#### 19/07 Approval of the minutes of the meeting 26<sup>th</sup> September 2018.

The minutes were approved unanimously and then signed by LT.

#### 19/08 Matters outstanding from previous meetings:

##### /1 to review progress on the VETO payment

The Clerk reported that the transfer of funds had still not been received and that it might be a matter for concern with the External Auditor.

He was instructed to make a further attempt to chase payment offering any required payment from the Parish Council necessary to release and obtain the funds.

Action Clerk

**/2 to review progress on defibrillator maintenance.**

ST reported that the device had been accessed over the Christmas period and had been found to be fully operational.

**19/09 Correspondence**

**Emails:**

**26/11/2018 Anglian Water re Village Hall inspection**

LT reported continuing concerns about unexplained and continuing high levels of water usage but which might be solved from the impending visit from Anglian Water.

**19/010 Planning**

**19/0005/PIP - Beckingham House Sleaford Road Beckingham  
Permission in Principle for Erection of three detached dwellings**

Councillors considered this application in detail taking into account the comments made in Public Time.

PW pointed out the many inconsistencies raised between this application and a previous application for the site, namely 18/0219/VARCON (see attached document). The latter detailed the (same) applicant's objection to any changes being made to the exit point to the public highway on the grounds that it would seriously *"undermine the health and vitality of retained trees"*. The document then described the exit point as an *"informal private driveway"*.

The document notes the Highway's concern and requirement for improvements at the highways exit point but does not find them a constraining factor in view of the fact that 18/0219/VARCON is for an *"additional modest 2-bedroom property."* This application seeks permission for 3 new properties.

The traffic that would derive from the substantially increased number of new properties would invalidate the continued provision of an *"informal unbound private driveway"* but presumably the applicant would not permit changes?

Similarly, the document describes the driveway as *"light gravel surfacing, green margins and tree and hedge lined character"* that *"complements the boundary with the churchyard"* and *"appropriate to the setting of a Grade 1 listed Parish Church."* Since this driveway would need to be enhanced then the application clearly endangers the most significant cultural and historical feature of within the Parish boundary, a Grade 1 listed church of considerable historical significance.

The Parish Council **RESOLVED** to object strongly to this application on the grounds that it represents an inappropriate example of incremental planning that would see the addition of new houses inappropriate for the very sensitive environment into which they would be placed.

The Clerk is to respond to the NKDC Planning and LT to update District Councillors.

Action Clerk/LT

## **19/011 Committees**

### **Village Hall**

AB reported that work had been done on the Emergency Lighting system to bring it up to standard, that work had been done to provide the electric connection for the TV set in the main Hall and that a new dish washer had been purchased.

The Clerk confirmed that it was possible for the Social Club to mount a notice board on the external wall of the Village Hall.

LT reported that the exercise classes continued with enthusiastic village support.

### **Play Park**

PW reported no issues but reminded the Parish Council of their previous decision to carry out remedial maintenance work in the financial year commencing April 1<sup>st</sup>, 2019.

Also, that the drainage work carried out in 2016 was obviously having a clear and beneficial effect.

### **Village fete:**

RG reported that his Group had two meetings to further made progress the plans for an Open Garden event on June 8<sup>th</sup>, 2019 and that the Parish Council, the Church and the Village Hall Committee would be joint beneficiaries of the proceeds from the event.

## **19/012 Matters for Discussion**

/1 to consider a Flag flying policy.

The meeting amended the draft policy to include a default condition to permit the flying of the Union Flag and the Lincolnshire County flag.

Action Clerk

**/2 to consider a Grants policy**

Councillors expressed interest in the attached list of powers available to any parish council.

The Policy was approved subject to the s137 allowance to be updated to the 2019/20 value of £8.12 per elector.

Action Clerk

**/3 to consider an alteration to Grass Cutting Contract to include all verges in the village.**

LT reviewed the past history of the current situation which had given risen to anomalies in the current provision.

An initial identification of further needs was discussed which would be confirmed at the next meeting for a quote to then be obtained.

Action LT

## **19/013 Finance**

The meeting then approved the payments and confirmed the reported bank balances at 11/12/2018.

## **19/014 Date of next meeting**

Wednesday 20<sup>th</sup> February 2019.

The meeting closed at 9.15pm

**Extract From Delegated Officer Report Recommendation 21 May 2018 – approve**

**Application number: 18/0219/VARCON Beckingham House**

“Parking & Highway Safety Access to Beckingham House and its present annexe beyond the entrance gates is by way of a private driveway which also serves Church Cottage on its northern side. Logically enough, the Parish Church lies immediately to the south of this access in the form of the Grade 1 listed All Saints' Church. As an aside, it may be noted that this private driveway is unregistered land and its ownership is unknown. The Highway Authority requested widening of this access to 4.1 metres for the first 10 metres to allow 2 cars to safely pass each other and for it to be brought up to LCC standard. In response, the applicant engaged a highway consultant to argue against the need for such improvements given that the widening and formalising of the access could undermine the health and vitality of retained trees on the southern side of the access and whose root protection areas would seem to be impacted upon by associated widening works. In addition, the applicant has cited that to improve the access, invariably through the need for a bound surface, would impact upon the setting of the adjacent Church. Officers are minded to agree with both of these balancing factors. In relation to the latter, this informal private driveway is appropriate to the setting of the Grade 1 listed Parish Church. Its consistent width, light gravel surfacing over aged tarmac, green margins and tree and hedge lined character complements the boundary with the churchyard and is appropriate for its location and the relatively lightly trafficked nature of the access road. Overall, it is considered that any marginal highway safety gains from improvements to the private driveway to serve a single dwelling (which has already been used as an annexe) - are outweighed by the adverse impact on the setting of the listed Parish Church that would result. Such concerns were raised by the Conservation Officer during pre-application discussions. Trees & Landscaping As highlighted above, the proposal to widen and formalise the existing private access would likely undermine the health of at least two trees on the southern side of the access adjacent to the church wall boundary. There does not appear to be any overriding requirement to improve the access to also serve an additional modest 2 bedroom property and therefore whilst the Highway Authority comments are noted this recommendation is not taken forward. Heritage Whilst the site is in relatively close proximity to the listed Rectory and Church, no physical works are proposed and the application as therefore not been advertised as affecting the setting of these listed buildings. As such, policy LP25 and Chapter 12 of the NPPF are not engaged and therefore the scheme will not impact upon designated heritage assets. However, Officers consider it reasonable to remove permitted development rights to enable control over the impact of future works on these designated heritage assets.

Some local objections have been received in relation to highways impacts and the potential for precedent for additional future development of the remaining paddock. Highway matters are discussed above and in relation to the latter each case would need to be assessed on its own merits, albeit that any further development to the west would likely extend, rather than retain the village core thereby running counter to the principles of policy LP2 and LP4”