

Beckingham Parish Council
Draft Minutes of the Annual Parish Meeting
Wednesday 15th May 2024

Present: Cllrs Lawrence Tatton (as Chair), Phil Wells & Scott Toomer
Terry Brown/Parish Clerk
No members of the public

Minute	Action
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1 Apologies for absence
District Cllr Lucille Hagues

2 To approve the minutes of the Annual Parish Meeting 11th May 2023
These were approved by the meeting and signed by the Chair.

3 Chairman's report:

"The year has followed the same format as previous years with the Parish Council holding 8 formal meetings and I have made no apology for repeating the following, verbatim from last year's report as it is even more valid than previously:

My personal thanks to the Vice Chair, Andy Brewer as well as Councillors Angela Smith, Philip Wells, and Scott Toomer. Not to be forgotten, ours is a team, and I mean that sincerely, we are a team that always pulls together in the right direction to ensure that we deliver what we consider to be best for the Parish in a manner that meets all the needs and follows all the correct procedures that a Parish Council must follow. This is where our team "manager", Terry Brown, the Parish Clerk makes his important contributions. Not only is he responsible for the minutes, the book keeping, the preparation and printing of the Bugle, the web site as well as a lot of behind the scenes work, but also for ensuring that the aforementioned procedures are followed to the letter, our collective thanks go to him, we would not be as successful as we are without him. Also included in our thank you section is our District Councillor Mary Green and our County Councillor Marianne Overton both of whom have always been supporting us. Also to be included in our grateful thanks section I must include the work, co-operation, advice, support and service given by the various members and sections under the heading of Planning at NKDC.

So a brief summary of events of relevance throughout the year:

The appointed Lengthman restarted work at the beginning of April, continuing the maintenance of grassed areas in the Village. Additional duties have been included with regard to the control of Ragwort that grows in the Playing Field, its growth is monitored, and as necessary removed and disposed of in accordance with the relevant Act. All of this work is recorded to maintain a record of monitoring and removal in order to avoid any unnecessary misunderstandings from anyone that could be impacted by a lack of perceived control measures.

May 2023

Due to a change made by the Boundary Commission, Beckingham Parish has been separated from its previous position included with local parishes, Stapleford, Norton Disney etc. and is now included with Boothby Graffoe, Leadenham, Navenby etc. As a result our NK District Councillor, Mary Green is no longer our representative and as such our District Councillor is now Lucille Hagues.

Planning matters:

23/0406/HOUS Juniper House Sleaford Road Beckingham Proposed single storey rear extension No objection

23/0410/FUL Norfolk House Sleaford Road Beckingham Change of use of an existing office in Norfolk House from business use to residential No objection

23/0332/FUL Poplar Meadows Sleaford Road Erection of amenity building No objection.

In regard to the continuing saga of the A17 Caravan site, the Clerk was asked to write to Diane Lewis, Inspector for the forthcoming inquiry re Land adjacent to River Witham etc emphasising that the Parish Council "stood fully behind its commissioned traffic survey" as there had been some comments as to the validity and strength of the said survey.

July 2023

Planning matters:

Two members of the Parish Council attended the Public Enquiry into the A17 caravan site. Cllr Philip Wells spoke on behalf of the PC and his presentation was warmly received by the Chair of the Enquiry, as well as the Barrister representing NKDC. Such was the success of his initial presentation the Chair later in the day again invited Cllr Wells to make a second presentation. His strength of words, depth of content and general demeanour was impressive and contributed a great deal to the formal response of the Parish Council. An Addendum is included in this review of the year so that the full report of the Enquiry as attended by the PC may be read.

Quotation for redecoration of the Village Hall was discussed along with repairs and improvements to the areas surrounding the play equipment in the Playing Field.

As an ongoing long term program another drone flight was agreed to monitor and display the growth of the woodland area in the playing field.

A proposal for another public bench to be provided adjacent on the grass verge adjacent to the entrance to the graveyard was made.

The maintenance and servicing needs of the Defibrillator were confirmed.

The Chair thanked Cllr Toomer for his participation in the Kings Coronation, representing the RAF and carrying a Standard. He was seen on the BBC TV coverage marching along The Mall, however his face was obscured by the Standard.

The Chair announced the appointment of the Revd Sara Davies as Interim Priest in Charge of Brant Broughton and Beckingham.

Cllr Brewer announced imminent works to underground power cables in various parts of the Village.

A matter of some importance, The Parish Council had received a request from Earley Town Council Mayor for permission to wear their Chain of Office at a forthcoming event at Beckingham Training Camp. Permission was granted.

August 2023

Planning matters:

*22/1257/HOUS Three Chestnuts Sutton Road Sutton-cum-Beckingham Convert existing garage/workshop space to provide annex accommodation to dwelling and extend rear elevation of dwelling to create an undercover 1st floor balcony area. This has been approved by NKDC
23/2 23/0296/LBC Roofing repairs, renew roofing felt, re-use existing pantiles and replace damaged tiles with reclaimed tiles. 3 Chapel Street Beckingham No objections
Replacement of amenity block (part retrospective). 3 Poplar Meadow Sleaford Road Beckingham the meeting noted that the Appeal against NKDC had been allowed by the Planning Inspectorate.*

In late September notice was received that Appeals against the granting of planning permission for the A17 caravan sites had been refused and as a consequence the Court Order requiring the return of the site to its original use will be enforced.

The meeting approved the idea of installing goal posts on the Park. Costing and details are to be examined.

The proposal for a public bench along with a cost dependent grant towards improvements to the graveyard infrastructure was approved.

The Clerk was asked to write to three agencies to express concern at the increasing practice of U turns across the carriageway at the two entrances to the Village from the A17. This resulting from activities at the A17 Caravan site

Trustees to the Randolph Pattinson Trust, Mr R Milne and Mrs A Matson were re-appointed as Parish Council trustees.

Village Hall decoration, the meeting accepted a quote received of £2780 for internal decorations, the Parish Council is to receive a 50% grant from the BVHMC toward the cost.

October 2023

Planning matters:

23/1133/TCA Church Cottage, Sleaford Road, Beckingham Damson – Remove

23/1060/PAR Field Farm Sutton Road Sutton-cum-Beckingham Application for prior approval under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use from agricultural building to commercial storage

/3 to note Planning Inspectorate Appeal decision The Chair thanked everyone involved in opposing the Traveller site. All agreed that this is a great result but the Travellers have 56 days to appeal.

Following detailed examination of the costs and the type of materials deemed necessary to comply with H & S requirements the proposal to install goal posts on the Play Park will not proceed.

The level of dog fouling in the village was raised and steps are to be taken to try and educate the errant dog owners.

In discussing the new bench in the Village. It was raised that a scheme that has become known as "Chatty Bench" for a plaque to add encouraging people to sit and chat. This is a charity based initiative to assist and encourage communication between people who feel the need for company.

November 2023

Planning matters:

23/1252/TCA The Cottage, Sleaford Road, Beckingham Felling of double trunk ash tree. Approx. 15m high, tree surgeon has viewed the project and does not foresee any issues with this. Reduction inadvisable as re growth would occur

Noted.

January 2024

Planning matters:

23/1386/PNAGR Field Farm Sutton Road Sutton-cum-Beckingham Town and Country Planning General Permitted Development Order 1995, Schedule 2, parts 6 and 7 - Application for prior notification of agricultural or forestry development Proposal: Pro Proposed demolition of existing agricultural machinery shed and erection of new shed No comment

ClIr Tatton reported a response from NKDC Planning Enforcement re Trailer(s) sited principally for the display of advertisements, Junction of A17 and Woodgate Lane, Beckingham, and that the owner of the trailer and had been given them a strict timeframe for removal. (This was eventually removed at the beginning of May, some 5 months after initial reporting, some timeframe!)

Many other minor activities have taken place, being carried out by the Councillors, one being contributing to and delivering the Bugle, as well as the usual routine reporting of issues that need attention from other higher authorities.

That in brief was our year.

Addendum:

Full report of the Planning Enquiry:

The Public Enquiry for the Appeal hearing against the refusal of 17 Planning Applications to site 17 caravans on land bordered by the A17 commenced on Tuesday the 4th of July in the New Life Conference Centre in Sleaford. Present in a 200 seater room were a Barrister and one or two expert witnesses for the appellants and a Barrister and up a total of 6 witnesses for NKDC. Also present, as requested by NKDC were two members of Beckingham Parish Council. The Planning Inspector was sat at one of four tables that made up a widely spaced rectangle, facing the other three and any members of the public. The members of the public totalled on average around 18 to 20 persons. The Inspector spoke at length on how the Enquiry was to be carried out, in an open and somewhat informal way, described as "Round table", whereby anyone with her permission could speak. The remaining day's timetable, as were the rest of the sitting days was arranged so that pertinent witnesses were able to be present on required days and times. The inspector explained that she had visited the village and walked around, along the public footpaths and under the A17 and onto the riverbank. She departed the village on a service bus that enabled her to view the size and impact of the 17 sites. She was dissatisfied with the submission by the Appellants of site plans and drawings that were contradictory and late. She stated that the application ought to have been submitted as one application for 17 sites rather than 17 Applications for one site each, therefore there will be 17 decisions. She requested further plans showing exactly where each of the 17 plots were "exactly". Four plots appear to have encroached on Highways land and plots 1 and 13 are not as submitted. The land in question was stated to have been of Equestrian use but she determined that it was not Equestrian in a legal sense. The size, location and previous usage of the access point to the land was discussed at length, LCC Highways had requested certain information at the planning application stage that had not been forthcoming. After a break opening submissions were submitted by both sides, the Appellants stating that it was vital to have this development as the families concerned had nowhere else to live and facing having to camp on roadsides to the detriment of their safety and the health of the seriously ill adults and the children with special needs. NKDC countered with a very strong case to dismiss the now 21 caravans under planning guidelines. The respective barristers and expert witnesses by now have revealed their competency levels and delivery skills that were obvious even to an uninformed spectator. The appellants appear to resort to any specific point by stating that this can be resolved by granting permission under a "condition" that will be adhered to in the future.

The first of the statutory objectors was the Ministry of Defence. From the time and effort that the PC had invested in contacting and seeking support from the MoD, the resulting position was a surprise. The witness for the MoD outlined the history of the Firing Range and its current strategic importance to the Armed Forces and stated that noise issues and a swathe of technical regulations meant that "The Secretary of Defence is against this appeal" Page 20 Councillor Philip Wells was invited by the Inspector to make a statement on behalf of the Parish Council. He outlined the history of the village, its rural small village nature, the lack of social amenities in the form of shops etc., the necessity of the need to rely on private car ownership considering the level of public transport and the need to travel for shopping, medical, schooling needs. The A17 traffic levels, volumes, HGVs, holiday traffic, speeds, the bunching effect caused by slow agricultural vehicles all contribute to making the A road unsuitable for easy access/egress to the carriageway and obviously unsuitable for cycling etc. He made reference to the PC's discussions with the Lincolnshire Road Safety Partnership that occurred prior to Covid. He also mentioned the number of unoccupied traveller sites that are currently unoccupied in Newark. He was thanked by the Inspector and she brought up the Road Traffic Survey that the PC had arranged as part of the original submission and appeared satisfied with it. After a lunch break the afternoon was Round table discussions on landscape character, visual effects and design. This followed by Ecology. NKDC outlined the Green Field development, the A17 the position and importance of a national river, NK being a district of a generally green aspect and the immediate landscape surrounding the village. The appellants dismissed this as the site is remote from the village cut off by the A17 and has no visual impact on the village. A technical discussion followed around the level Landscape Sensitivity, NK indicating a "medium" level, the appellants stating it was lower due to the position of the firing range. The Inspector asked what was the reasoning behind the design of the site's layout, the appellant's barrister stated that they had no idea as they had only recently been appointed and the original submission was made by an unqualified agent! She asked a specific question "Are all the sites the same size?" "Yes" "The submitted plans show that the 4 sites adjacent to the river are smaller?" "Yes" The installation and positioning of an Acoustic Bund alongside the A17 as well as the provision of an 8mtr wide maintenance/clearance strip alongside the river was discussed and both issues were in her opinion the submitted plans and strategy document were inadequate. Ecology. LCC's Wildlife Diversity Policy reveals that the proposed site encroaches by a 20mtr x 20mtr patch into an area not available for development. There followed a complicated discussion relating to the fact that there was no Wildlife Biodiversity Study undertaken before works started. The appellants countered by saying that the Inspector was wrong and that as retrospective planning are allowed there is no need for such a study. However they could achieve a 10% Biodiversity Net Gain by means of a "condition". The second day was for Highway Safety, location and Access to Services. Requested plans for plots 1 and 13 were delivered and were different from the appeal plans. The Inspector started with the PC's Road Traffic Survey in regard to the accessibility of the entrance to the site from the A17. The appellants countered saying that their own traffic survey did not support our findings, the Inspector dismissed this as their survey had not been submitted. Cllr wells was again invited to speak on traffic. The appellants stated that his words were not supported by facts. She then criticises their criticism of Cllr wells. They further argued that as the current entrance to the site has been used on a regular basis by large slow moving farm vehicles, tractors as well as large horseboxes without any recorded accidents or incidents there is no reason to refuse planning on the grounds of an unsafe access point. The adjacent entrance to the sewage works was also stated by one of the appellants to be used every other day by 30/40 tonne lorries, he further provided a phone picture as evidence, evidence that the Inspector was not interested in. The appellants should have submitted a Transport Strategy to LCC, which has not been received. They countered that they always obey the Highway Code and would not undertake unsafe vehicle movements to access/egress the site, they always shared transport to services, schools etc. Page 21 Drainage: The Environment Agency. As mentioned earlier with the MoD, contact and engagement with the Environment Agency was similarly difficult. Again the objection from them was another

surprise. Briefly, the EA supports connection to Mains Drainage in all regards. Discussion followed around the merits of Septic tanks, Cess Pits, and a new dedicated Sewage Farm purely for the site. The EA have apparently spoken with Anglian Water who stated that the current Village Sewage Facility is at capacity, old and is not subject to any plans in the future for upgrading. The EA finally stated that the only solution to the situation on the site is mains connection and that the EA would not issue a Licence for any another system, therefore the EA is firmly against the appeal. The appellants argued that it is apparently OK for the Village to build new houses connected to the mains drainage, but not for gypsies, are we different are we not entitled to being treated the same as villager who live in houses? Cllr Wells stated that there are at least two houses in the village that have a septic tank. NKDC stated that in the central Lincolnshire Plan there are no new developments due in Beckingham in the lifetime of the current plan. Surface Water: The Inspector asked that in the submitted documents there is no reference to surface finish on sites or roadways. The appellants answered that this could be resolved by a "condition". The Inspector replied that she will see the condition of the site during the site visits to the Firing Range and to the proposed site. The above concludes the report of matters pertinent to the PC. The Inspector, is totally in command of her role and has an extremely deep knowledge of legal, planning and other pertinent planning matters. On more than one occasion the appellants stated that in a certain successful appeal by the gypsy community at another locations certain matters were granted in their favour. The Inspector replied that she is making a decision on these 17 Appeals on the A17 site and the matters you have just referred to are totally irrelevant to matters here. From this point in proceedings over the rest of the appeal days are not within the remit of the PC and therefore the PC will not be represented."

3 Reports from Community Groups

RANDOLPH PATTINSON CHARITY (POOR GARDENS)
STATEMENT OF ACCOUNT

For year ended
31st December 2023

TSB Bank – Treasurers Account

Balance brought forward 1 st January 2023	<u>£2570.25</u>
<u>Credits/Income</u>	
Investment income (see Note 3b below)	£ 31.55
Bank interest	£ 0.00
Donations	£ 0.00
Poor Gardens Rental for 2023	£ 150.00
Total Income for 2023	<u>£ 181.55</u>
<u>Debits/Expenditure</u>	
Disbursement	£ 0.00
Total Expenditure for 2023	£ 0.00
Cash at Bank 31 st December 2023	<u>£2751.80</u>

NOTES

1. By a will dated 31st March 1691, Randolph Pattinson left to the "Poor of Beckingham and Sutton" the income from the Poor Gardens.
2. Trustees: The Trustees as at the 31st December 2023 were Mr. A Brewer (01/09/25), Mrs. A Matson (30/08/2027), Mr. R Milne (30/08/2027) and Mr. N. Ashworth (01/09/25) secretary / correspondent.
3. The Poor Gardens have been registered with the Land Registry. The Charity Commission are listed as the Official Custodian to prevent financial charges arising following a change of Trustees.
4. The Trust assets comprise:-
 - (a) The freehold of the Poor Gardens (O.S.8076) 2,085 acres is currently let on an agricultural /grazing tenancy at a rental of £150.00 p.a.
 - (b) 57.91 Income Shares in the Charities Official Investment Fund quoted at 19645 pence per share on 31st December 2023, representing a value of £1,149.22. This investment represents the compensation received when a few yards of the northern boundary of the Poor Gardens were taken for the construction of the A17 by-pass.
 - (c) There were no disbursements during 2023.

N. Ashworth
Secretary/Trustee
16 April 2024

4 Open Forum

No Comments were made from the Public.

The meeting closed at 8.05pm