

**Minutes of the Extraordinary Meeting of the Waltham Parish Council held in the Waltham Library on Tuesday 27<sup>th</sup> June 2017 at 7.00 pm.**

**Present:** Councillors M Archer, Conolly, Moss, Sadler, Shaw, Surtees, Teanby and Woodliff, Ward Councillor Iain Colquhoun, 5 members of the public and the Parish Clerk.

The Chairman explained that the reason for the extraordinary meeting being called was because there were 5 sets of planning applications to consider and this takes a considerable time during a normal meeting. The meeting was advertised in the usual manner.

**17: 6/17 Declarations of Interest:**

(a) To record declarations of interest by any member of the council in respect of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared.

Cllr Archer declared a DPI on item 23: 6/17 Footpath 72 as it runs through land that he owns and a Personal and Prejudicial Interest on item 20: 6/17 (b)(1) as this proposed development is on land identified in the NELC Local Plan and he previously owned land that is also identified in the NELC Local Plan.

Cllr Surtees declared a Personal and Prejudicial Interest in items 23: 6/17 & 20: 6/17(b)(1) as she is related to Cllr Archer.

Cllr Conolly declared a Personal Interest in item 20: 6/17(b)(1) as she has friends who live opposite this proposed development and a Personal Interest in 23: 6/17 Footpath 72 as she has knowledge on this matter from when she worked at the Local Authority.

(b) To note dispensations given to any member of the council in respect of the agenda items listed below.

Cllr Conolly was granted a dispensation on item 23: 6/17 in order to provide relevant information. Cllr Conolly would not take any part in voting on this matter.

The Chairman reminded members that should an interest become apparent further in the agenda this should be declared at the time. The Chairman also read out the procedure on the recording of Waltham Parish Council meetings.

**18: 6/17 To receive any apologies from Members not able to attend the meeting:**

Apologies were received from Councillors Barrett, Church, Gilliatt, Gordon and Kiddle-Bailey. Ward Councillor Philip Jackson also offered his apologies.

**19: 6/17 Open Forum Under Suspension of Standing Order No 21.**

**RESOLVED: The Parish Council agreed to suspend Standing Order number 21 so that residents were able to speak. Items will be listened to and if appropriate will be taken into consideration under the relevant agenda heading.**

The Chairman welcomed residents and reminded them that this council allows a time of 5 minutes per person whilst standing order number 21 is suspended.

A resident wished to speak on behalf of the Bradley Road residents present to ask for the support of the Parish Council when considering the planning application for an additional 66 homes to be built on Bradley Road, Waltham. The resident explained that he considered the vehicle entry dangerous and the further plantation barrier to this amended application takes the site outside of the area of land allocated as HOU292 in the North East Lincolnshire Local Plan. Questions were asked as to why a field access would be required from this site when the field is currently accessed off Waltham Road Barnoldby le Beck. Concerns were outlined over the land drainage and sewage disposal from this site. The resident felt that this was not a deliverable development and felt that ENGIE as an employed consultant on this application has a conflict of interest regarding these proposals.

The Chairman thanked the residents for attending and any questions raised will be discussed by the council under the appropriate heading on the agenda.

The Chairman reconvened the meeting.

**20: 6/17 Planning.***a) Planning decisions, correspondence and planning matters:**(i) The following planning decisions have been received from NELC:*

Application DM/0364/17/FUL Plot 4 Brook Lane, Waltham has been approved under delegated powers by NELC.

Application DM/0374/17/FUL 14 Summerfield Avenue, Waltham has been approved under delegated powers by NELC.

*b) Planning applications received and to be considered:***1. DM/0997/16/OUT Land at Bradley Road, Waltham**

Outline application to erect 66 dwellings including drainage strategy with access and landscaping to be considered (Amended plans June 2017).

Cllrs Archer, Conolly and Surtees, having declared an interest in this application, left the room.

Vice Chairman Cllr P Woodliff in the Chair.

The members carefully considered this application and took on board the concerns made by the Bradley Road residents who were present. Councillors wondered whether this application had been considered by the Waltham Residents Action Group and the Chairman expressed his disappointment that a representative from the group was not present for such a large village application.

**RESOLVED: Waltham Parish Council recommended refusal due to the following reasons:**

**The Parish Council having reviewed this amended application was still most concerned with highway safety in this location. The Parish Council still feel that there is a significant opportunity for a developer to construct some form of traffic calming measure that would benefit traffic emerging from this development, traffic emerging from the Marian Way estate and the heavy commuter traffic that travels along Bradley Road. The Parish Council suggested that a kerbed roundabout would be best suited in this location, and a footpath extension from 57 Bradley Road to the main entrance of this development should also be installed. These are suggested on the grounds of road safety with the advantage of local knowledge, and supported by North East Lincolnshire Council highways department's golden river surveys.**

There were no further considerations given by the developer over the flooding and drainage as the water and sewage displacement from this site would enter into the Waltham systems it was felt that a more detailed drainage report should be sought. The sewerage system in Marian Way has a recorded history with the NELC drainage team with the overflow of foul sewage discharge into an open ditch that then flows through Mount Pleasant playing fields. Adding further pressure to this system will create additional occurrences of this problem.

The developer's plans still show that there is insufficient width (4mt) to afford a fire engine, emergency vehicle or waste disposal wagon to pass a parked car on many of the internal roads within this development without having to drive on the grass verges indicated. As both Barnoldby le Beck and Waltham have a Traffic Regulation Order that prohibits parking or driving on the grass verges and footpaths, the Parish Council felt that this should be a prerequisite. The proposals for internal circulation within the site are unacceptable and will create conflicts between pedestrians, cyclists and vehicular movements thereby creating a safety hazard.

The design of the houses (although not detailed) does not include a condition of a 6mtr ridge height, as was imposed on the adjoining Willow Park development when it was built in 1994 (application number 08/94/0407) as well as the properties surrounded by the proposed site, this condition was imposed to ensure that the roof line of the properties was in keeping with adjoining properties, thus minimising the effect on the skyline towards the AONB, and the entrance to the village. (Saved Policy GEN1 and H10).

Waltham Parish Council still understands that more homes are required to be built within the borough but feel that the proposed development of 66 homes in the village of Barnoldby le Beck on land that borders Waltham village will have a massive impact on the services

and infrastructure within Waltham. A development of this size does not appear to grant any significant benefit to Waltham village's infrastructure or road safety.

Waltham village has already been identified for 51 homes on Station Road, 98 extra at the Golf Course development as well as another 18 dwellings that are approved and awaiting development around the village location. These further 66 homes will have a huge impact on the already stretched Waltham amenities such as parking, traffic, healthcare and school places as Barnoldby le Beck village does not have any of these amenities.

The members discussed the possible conflict of interest by ENGIE in being a consultant on this application and felt that this matter should be raised with the Chief Executive of North East Lincolnshire Council.

**RESOLVED: The Parish Council agreed to write to Rob Walsh regarding a possible conflict of interest in application number DM/0997/16/OUT.**

Cllrs Archer, Conolly and Surtees returned to the meeting. Cllr Archer was asked to re-take the Chair.

**2. DM/0545/17/FUL          59 Cheapside, Waltham**

Change of use from one dwelling to two dwellings, erect two storey extension to side and rear to include creation of access, parking spaces and installation of boundary treatments.

**RESOLVED: Waltham Parish Council recommended refusal due to the following reasons: Although the Parish Council had no objections to the proposed changes to the dwelling itself; they did however object to the fact that there were no additional parking spaces allocated for the additional property. Insufficient parking spaces will adversely affect the amenity of surrounding properties through roadside parking on Cheapside; a very busy through road to the A16.**

The Parish Council also felt that the access from Cheapside that leads to the three developments at the rear should be a minimum of 5mtr wide to allow vehicles to pass without the need for anyone to reverse onto Cheapside. This was a condition required by NELC planning department on application DM/0148/17/OUT (adjoining 3 properties). By adding a side garden area this reduces the width of the access by vehicles to all of the properties on this development.

The Parish Council would also recommend that stringent Demolition Conditions are adhered to when removing the asbestos garage at the rear of this dwelling. This is in the interests of public health and to protect the amenities of nearby residents.

**3. DM/0538/17/FUL          10 Golf Course Lane, Waltham**

Erect single storey extension to rear.

Cllr Teanby declared a Personal Interest as he knows the applicant and took no part in the discussion or vote.

**RESOLVED: Waltham Parish Council recommended approval of this application.**

**4. DM/0496/17/FUL          Waltham House Farm Cottage, 4 Louth Road , Waltham**

Erect single storey extension to side and rear to include the installation of roof lantern.

**RESOLVED: Waltham Parish Council recommended approval of this application.**

**5. DM/0541/17/FUL          3 Home Paddock, Waltham**

Erect single storey extension to existing garden room, various external alterations to main dwelling to include installation of dormer and rooflights, creation of new driveway and access

**RESOLVED: Waltham Parish Council recommended refusal of this application due to the following reasons:**

The Parish Council felt that there was insufficient information shown on the plans as to the existing access and whether this was to be retained or removed.

The proposed new access is next to an exit point for the public right of way onto the highway. It was felt that a condition should be imposed that the level of any vegetation or fencing next to this right of way should be reduced to a 1mt high in order to allow the driver exiting the newly created access to see pedestrians who are about to exit the public right of way.

**The Parish Council would also like a condition that the use of the garden studio is ancillary to the main dwelling and will not be let or sold as a separate unit or utilized as an ancillary dwelling without planning permission.**

**21: 6/17 Waltham in Bloom/ Best Kept Village:**

Cllr Conolly explained that she would not be available to carry out the judging of her area and the Clerk appealed for other members to assist.

CPRE have been in touch and informed us that due to the high number of entries this year the judging will now take place from 24<sup>th</sup> July to 5<sup>th</sup> August.

Members were updated with work carried out to date.

**22: 6/17 Allotments.**

- a) To consider expenditure for Station Road allotments.

Members discussed the treatment of weeds on unlet plots and felt that these should be eradicated and following clearance a skip would be required.

**RESOLVED: The Parish Council agreed to the purchase of chemicals for the eradication of weeds from unlet plots at a cost of £65.00 exc VAT.**

- b) To receive and consider enforcement notice from the Public Rights of Way Department regarding footpath 66.

Members viewed photographs of the right of way and felt that any immediate overhanging branches should be trimmed by volunteers and prices should be obtained to cut and clear both sides after the nesting season had finished. The Clerk is also to contact Anglian Water to ask them to maintain the bank and dyke.

**RESOLVED: The Parish Council agreed to remove any immediate overhanging branches and obtain a cost to cut and clear the path both sides. The Clerk is to contact Anglian Water to ask them to maintain the bank and dyke.**

- c) To consider expenditure for Gravel Pit allotments.

Members discussed different ways of advertising the four available allotments on this site. It was felt that the Clerk should discuss possible banner wording with the Allotments Chairman and bring back suggestions to a future meeting.

**23: 6/17 Public Rights of Way.**

- (i) To receive a letter from a resident Regarding Footpath 72.

Cllrs Archer and Surtees having declared an interest left the room. Councillor Conolly remained to answer questions but took no part in the vote. Vice Chairman Cllr Woodliff in the Chair.

The Clerk read a letter received from a resident regarding concerns over the actual route of FP72 being incorrect and not as per the definitive map.

The Parish Council were most concerned by this resident's concerns and felt that as this route has been so controversial in the past that NELC would have ensured that it was millimetre correct in its placement.

**RESOLVED: The Parish Council agreed to pass on the resident's concerns to Matthew Chaplin at NELC and ask that he provides a response to both us and the resident who raised the concerns.**

The Clerk informed the Parish Council that she had noted that the awarded hedge on Barnoldby Road and within the Sandon House development have been removed. This information has been passed on to the Enforcement Team for investigation.

Cllrs Archer and Surtees returned to the meeting. Cllr Archer was asked to re-take the Chair.

**24: 6/17 Fairway Land.**

- a) For Councillors to bring forward suggestions for the use of Fairway land.

The Parish Council considered the possible use of Fairway Land following consultations held with neighbouring properties and village residents. It was felt that this should be an area that residents can enjoy and should incorporate a nature walk with limestone path, wetland feature and orchard. Councillors are to consider a plan at the next meeting.

**25: 6/17 Parish Office.**

- a) To receive notification of emergency work to the men's public toilets.

The Chairman explained that the wash basin tap in the toilet had been damaged and caused flooding on the floor. An emergency plumber was called out and we are awaiting the account for approval.

**RESOLVED: The Parish Council agreed to the Clerk's action of calling out an emergency plumber to the public toilets.**

- b) To consider IT update and annual service of the office computer system.

**RESOLVED: The Parish Council agreed to the office computer receiving its annual service at a cost of £40.**

- c) To consider electronic accounting packages that are acceptable to the audit commission.

The Clerk gave an overview of the companies which ERNLLCA have knowledge of and was asked to forward the details to all councillors for consideration at a future meeting.

With there being no further business to discuss the Chairman closed the meeting at 9.04pm.