

TETFORD & SALMONBY PARISH COUNCIL

Minutes of the Combined Annual Parish Council Meeting & Parish Council Meeting held on
Wednesday, 8th June 2022 at 7:30pm, Hamilton Hall, Tetford

Present: **Chairman** Cllr Lonie
 Cllr Davison
 Cllr Renshaw
 Cllr Larder
 Cllr Todd
 Cllr Cawthorne

Clerk – M Hoad taking minutes.

There were eight members of the public in attendance.

- 01459 Chairman’s Welcome & Remarks** – The Chairman welcomed everyone to the meeting and introduced our guests Cllr Leyland – Leader of the Council at ELDC and Mike Gildersleeves – Assistant Director Planning ELDC. There being no comments raised from members of the public he opened the meeting for business.
- 01460 Apologies for absence** – Apologies had been received from Cllr Kilby and Cllr Marfleet (LCC). **It was resolved** to accept all reasons for absence.
- 01461 Declarations of Interest** – No declarations of interest were raised.
- 01462 Minutes of the Parish Council Meeting held on the 11th May 2022** had been circulated prior to the meeting and **it was resolved** to accept the minutes as correct. The Chairman signed the minutes.
- 01463 ELDC Planning Procedures** – A set of questions had been provided to Cllr Leyland and Mr Gildersleeves prior to the meeting regarding the planning error on application S/177/02206/20 Manor Farm, East Road, Tetford. It was stressed that this agenda item was regarding the error within ELDC planning procedures and not regarding the pros or cons of the specific application.

Questions:

1. Please explain how outline planning permission for 6 properties was granted for Manor Farm, Tetford, when the applicant had withdrawn this requirement in favour of access only prior to the meeting?
2. On realising planning had incorrectly been granted why was no action taken to correct this?
3. What level of training do Cllrs sitting on the planning committee receive and what is their knowledge regarding the requirements within the AONB?
4. What processes have been put in place to prevent any further errors of this nature occurring to ensure continued confidence and fairness in the planning application process?
5. Please could you advise the process and timeframes around the investigation of cases submitted to Planning Enforcement by Parish Council’s.

Mike Gildersleeves explained the planning review process for any application, considering ELDC’s overall planning policy and the local SP3 which categorised Tetford as a large village. It was explained any application could include several reserved matters such as layout and an applicant were able to apply for any combination of these reserved matters or withdraw items as required. Although in the

Manor Farm case the applicant had withdrawn the layout details prior to it going to committee they had not withdrawn the number of properties, therefore access approval had been granted for up to 6 dwellings. Had this not been the case access would have been granted for residential development only. The error which had taken place was considered a minor one not warranting judicial review to change. Appropriate checks were in place to limit any development to 6 dwellings which was considered reasonable for the size of plot. Human errors do happen, and the planning process has been reviewed but it was considered there were no changes needed to the process. Suitable checks and balances are in place to ensure the appropriate decisions are taken. Cllrs sitting on the Planning Committee receive annual training and additional planning policy training. Continued learning on key points or changes in policy were in place.

Cllr Lonie expressed his concerns that the planning committee did not consider the specific needs of an AONB when considering applications. Mike Gildersleeves informed the meeting that the committee report will advise on the requirements of the AONB and how this might protect an area, but this does not preclude development. Although it may not always be discussed in any detail at the committee stage it will have been considered. He advised it should be noted that the planning process does not require public representation at committee meetings, this is done for consultation and so that the committee may be aware of local opinions, but it is not a legal requirement.

Mike Gildersleeves was asked about the Local Plan and its categorisation of Tetford as a large village. He advised the Local Plan was currently under review. The existing plan adopted in 2018 had gone through extensive consultation and been reviewed by external inspectors. The plan identifies sites for housing and in Tetford's case there is a zero need, however this does not preclude windfall development. The inspectors had agreed with the settlement score in 2018 and the plan being adopted was now the criteria planning applications are assessed by. Mr Gildersleeves stated re-categorisation of the village to a lower level would make very little difference to possible housing development, as this was still tied to the government's housing target guidelines.

Standing orders down

The Chairman moved to put standing orders down to allow a comment from the applicant of the planning application. This was agreed by all.

The applicant expressed his concern that this agenda item was specifically targeted against his planning application and that the Parish Council were against all development within the village. Cllr Davison responded that the error in planning procedures had occurred on his application and that was why it was being used as an example of the issues raised. It was confirmed that overall Tetford & Salmonby Parish Council did not consider there was a need for additional development in the village with so many dwellings already having received planning permission still to be built. The applicant was also concerned about the coverage of Parish Meetings by the Times of Tetford & Salmonby and its perceived negative approach to his application. It was advised that the ToT&S was an independent publication which reported on its take of any meeting but this did not constitute the formal Council minutes. The applicant stated he did not feel everyone in the village was against development as this was necessary for a village to grow and survive.

Standing orders up

With the agreement of Council, the Chairman reinstated Standing Orders to discuss this agenda item further.

The question of procedures for reporting to planning enforcement was discussed and Mike Gildersleeves stated this should be the same for an individual as it would be a Parish Council. Response times were dependent on the nature of the breach to be investigated. The Clerk to contact Jo Parker of Planning Enforcement regarding outstanding issues.

01464 Financial Matters

- a. Accounts to be paid/authorised –The Clerk circulated a payment sheet for authorisation, and it **was resolved** to authorise all payments. (copy minute ref 01464a below)
- b. Accounts as at end of May 2022 – Bank Reconciliation as at end of May 2022 had been circulated for review and was accepted as correct, to be signed by the Chairman and Clerk.
- c. Councillors Budget Statement – Budget statement as of end of May 2022 was circulated for review and was accepted as correct, to be signed by Chairman

01465 Planning Matters: -The following applications had been received for consultation:

- a. S/177/009721/22 – Land Adjoining Woodland View, Mill Lane Tetford. Section 73 application in relation to condition nos 1 (approved plans) and nos 2 (scheduled materials) previously imposed on planning permission ref no S/177/02006/19 of detailed particulars relating to the erection of a house and detached single garage. No concerns or comments were raised regarding this application.
- b. N/160/00968/22 Harden Gap, Hardens Lane, South Ormsby – Section 73 application in relation to condition no 2 (approved plans) previously imposed on planning permission ref N/160/02310/21 for the erection of a replacement agricultural building of a partially fire damaged barn and lean to shed. No concerns of comments were raised regarding this application
- c. S/177/00948/22 Badgers Holt, South Ormsby Road Tetford – Extension to existing dwelling to provide additional living accommodation, erection of a detached garage and construction of a vehicle access. Following debate Cllrs voted to support this application.

01466 Recreation Ground Update – Cllr Davison advised that the Recreation Ground Committee were making final arrangements for Terriers taking place on the 15th July. A date would also be set shortly for the AGM.

01467 Neighbourhood Projects and Community Engagement –

- a. Queen’s Platinum Jubilee Celebrations – Cllr Lonie thanked all those involved in the Jubilee Tea Party on Sunday 5th June. The Community Raffle had raised £444 towards the New Red Box project for the village. Cllr Andrews thanked the PC for his invite to the event and stated he and his partner thoroughly enjoyed the afternoon.
- b. New Red Box Project – It was announced that Tetford had been awarded a grant of £1000 from ELDC’s Jubilee Fund towards the replacement red telephone box for South Road.
- c. Refurbishment / Replacement of Village Benches– **It was resolved** to add this item to the next agenda.
- d. Warm Spaces Initiative – Cllr Lonie outlined the warm spaces project being started in Horncastle where an online register of clubs, community centre etc was being created where people could gather socially to save on heating at home. This initiative was to help residents with heating costs

this coming autumn and winter and it was hoped that Hamilton Hall could be added to this project for Tetford residents. This ongoing project to be added to the next agenda.

01468 Highways and Footpaths – The Clerk was asked to report/chase the following highways defects:

- a. The footpath at Harden’s Gap was now getting very overgrown and required cutting back.

Standing orders down

The Chairman moved to put standing orders down to allow a comment from a resident regarding Highways issues. This was agreed by all.

The resident asked when the lighting column on East Road at the entrance to the footpath would be replaced. This item had been with ELDC for some time and although had been added to the contractor’s schedule at the beginning of the year there was no timeframes around replacement date. Cllr Andrews agreed to take this forward and chase the department concerned at ELDC.

Standing orders up

With the agreement of Council, the Chairman reinstated Standing Orders.

01469 District Councillors Report – Cllr Andrews advised the individual house collection of glass was still on the agenda and hoped this would come into effect later in the year. The move of ELDC to Horncastle had now been pushed back to January 23 but that Boston College would move into their part of the premises by this coming September.

01470 County Councillors Report – Cllr Marfleet had been unable to attend the meeting; his briefing report had been circulated to all.

01471 Correspondence – Items of correspondence had been dealt with in above agenda.

01472 Councillors Reports – Cllr Renshaw advised that the PPG meeting had been rescheduled to 10th June when she would raise any items of concern from residents. She informed the meeting that the original Practice Mgr Angela Jesney had resigned from the practice and the new Practice Mgr, Mikeala appeared to be taking a positive approach to patients concerns. The request regarding the Jubilee tree planting at the surgery was still outstanding but Cllr Renshaw would bring this up again at the meeting. A resident offered a spot on his land that the tree could be planted on, and Cllr Lonie agreed to follow this up.

01473 Items for the Next Agenda – As identified above.

01474 Next Planned Parish Meeting - Wednesday 13th July 2022

01464a

Accounts for Payment

Meeting

08.06.2022

Payee	Net	VAT	Total	Payment / Chq.No
Chris Stratford – plants for planters	25.70	0.0	25.70	770
M Hoad – Myers Jubilee hamper	50.83	0.0	50.83	Bacs
The Mansion Farm – Jubilee Hamper	50.00	0.0	50.00	Bacs
Tudor Grounds Maintenance	95.00	19.00	114.00	Bacs
M Hoad – Clerks May Salary & Expenses	340.53	0.00	340.53	Bacs
Hamilton Hall – May Bookings	32.00	0.00	32.00	Bacs
Marlene Renshaw – Jubilee Tea	53.54	0.00	53.54	Bacs
		Total	£666.60	

Meeting closed at 20:50

Chairman

Date

Clerk

Date