Ab Kettleby Parish Council
Minutes of Meeting held on 14th November 2017

1. Apologies

Apologies had been received from Cllr. Parker and Cllr. Turner those present were Cllrs. Boardman, King, North and Warwick.
The Clerk Victoria Pashley was also in attendance.

2. Declaration of pecuniary or non-pecuniary interests and to receive and approve any dispensation requests from members – none.


5. Matters Arising

   a) E.On, increase in rates Cllr. Warwick still to finalise.
   b) Letter to businesses on the Friars Well Estate. Cllr. North has now compiled a list of the businesses and Cllr. Boardman is preparing the letter.
   c) Notice Board refurbishment for Holwell. Holwell residents have now confirmed that they would like the Notice Board to remain in the present location and not be moved. Cllr. Parker will proceed to pursue a second price for refurbishment to include glass doors.
   d) Community Speed Watch. It was decided not to pursue this at the moment as at least 200 signatures would be required to even start the process.
   e) Variable Speed Signs. Full breakdown of costs still not received from LCC. However this has been chased and they apologise for delay and confirm will be sent asap.
   f) Tree height of Chestnut Tree in Church Lane, Ab Kettleby. Cllr. Turner is in the process of obtaining quotes for trimming the tree. However, a number of the Cllrs. were concerned that there possibly could be a Tree Preservation Order. Clerk to investigate.
   g) Land at Landyke Lane. Clerk to check funds coming into bank account. Should be two amounts £500 pa and £100 pa. Holwell Charities Account. Cllr. King to investigate.
   h) Public Footpath between Melton Road and the wellhead in Church Lane (G79). A request had been put to Leicestershire County Council in September 2016 for a hard surface to be laid. This had been refused at that time as the site was ranked as low priority and as a drainage system would need to be installed the cost would be too high. The Council have reiterated this and confirmed they still would not consider laying a hard surface. They have investigated the suggested measure to lay bark chippings to create a safer route but feel that during wet conditions the chippings and existing surface would oppose each other, creating a slippery surface and cause a severe safety issue. The PC have asked if they would consider gravel chippings as an alternative.
   i) Bank of grass at the end of the pond between Church Lane and public footpath. Grass being churned up regularly by parked cars. Cllr. Turner to speak to landowner.
j) Dog fouling. Clerk placed article in Village Life but a second complaint received from local resident. Cllrs. confirmed need to catch culprit in the act and report to MBC.
k) Parking around school. To be discussed with the new beat bobby when he attends a PC meeting.
l) Maintenance of pond. Pond to be cleaned and weeds removed. Cllrs. to do this between them. Date to be agreed.

6. Planning

6a Determinations

- 17/17/00907/FULHH – Rear extensions to replace the existing conservatory. Wainstones, 42 Wartnaby Road, Ab Kettleby, LE14 3JJ. APPROVED.
- 17/00998/CL – Demolition to form new doorway opening to sitting room from hall; brick up existing opening and recover panel door for reuse. The Old Vicarage, Old Vicarage Gardens, Ab Kettleby, LE14 3JA. APPROVED

6b Applications (Observations already submitted as deadline prior to meeting)

- 17/01223/TCA – Cedar Tree fell. Hazel tree reduce, Mulberry tree reduce, Hornbeam trees reduce, Whitebeam tree reduce. The Old Vicarage, Old Vicarage Gardens, Ab Kettleby. NO OBJECTIONS.
- 17/01127/FULHH – Proposed two storey rear/side extension. 14B Wartnaby Road, Ab Kettleby. NO OBJECTIONS.
- 17/01185/VAC – Variation to condition 2 (Plan) of 17/00518/FUL. Wartnaby Castle, Nottingham Road, Ab Kettleby. NO OBJECTIONS.
- 17/01210/TCA – Fell Ash tree as dangerous. Rowan Cottage, Main Street, Wartnaby. NO OBJECTIONS.
- 17/00739/OUT - New Farmstead including new farm house and 2 livestock buildings utilising existing field access off Nottingham Road, Ab Kettleby. 8 Wartnaby Road, Ab Kettleby, LE14 3JJ. The following comments were submitted – The PC have no objection to the development and the only concerns are that being on the skyline it should be screened with trees at the southern edge of the built area and that the effluent from the cowsheds be adequately dealt with so as to not have the opportunity to be carried down into the village by heavy rainfall. A complaint has since been received from a local resident who has said that the notice put up by Melton Borough Council was not visible. He is unhappy with the proposal and feels that views will be blocked. Cllr. Warwick to advise resident to write to MBC.

6c. Applications

- 17/01356/TCA – Lilac tree remove as poor specimen, Apple trees remove as poor specimens, Holly tree reduce and reshape, Sycamore Sterns fell as sterns will damage wall, Sycamore tree shorten overhang to allow more light. Ivy House Farm, 18 Main Street, Holwell, LE14 4SZ. NO OBJECTIONS.
- 17/00738/OUT – Construction of 5 new dwellings and conversion of existing barns to form an additional dwelling. White House Farm, 8 Wartnaby Road, Ab Kettleby, LE14 3JJ. Not enough information could be extracted from the site plan. The Cllrs. were going to look at this individually and inform the clerk of their comments. So far they felt that the access from this site onto Wartnaby Road would be dangerously close to the junction of A606. The
properties would not be sympathetic to the rest of the village. Too many dwellings and insufficient parking. No affordable housing.

- 17/01070/GDOCOU – Query and complaint raised by resident on former determination. Former agricultural building off Welby Lane, Ab Kettleby. Concerns raised over property being used for commercial reasons and that the barn is not suitable to be converted to a dwelling as there are no true foundations. MBC have responded to the resident with a lengthy reply. It was agreed the Cllrs. would look into this and discuss at the next meeting.
- 17/0696/GDOCOU – Change of use from agricultural building to dwelling/house, field nos. 4320 and 4200, Welby Lane. No further information received.
- 17/00596/FUL – Friars Well Estate, 3 commercial buildings. No further information received.

7. Highways

a) Bridge at end of Landyke Lane and start of Stone Penn Lane has been crashed into and damaged by a car. This is a historical bridge and needs to be repaired. Clerk to write to MBC
b) Burnt out car on Landyke Lane. This has been there for four weeks. Clerk to write to Highways at Leicester County Council.
c) Footpath between Long Clawson and Sugar Loaf. A number of complaints have been received from residents as to the state of the path. Clerk to ask Cllr. Turner to speak to landowner.

8. Neighbourhood Plan

Next Committee meeting scheduled for 5th December. Recovery of funding to be looked into by Cllr. King.

9. Correspondence

a) Data Protection Consultation. Information passed to Cllr. King
b) Rural Community Council membership – Cllrs. agreed not to take this up.
c) Community Magazine Printing. Details of cost effective printing received from a supplier. Forward on to Village Life magazine.
d) Christmas tree for church in Ab Kettleby. A request has been received from a local parishioner to provide a tree for the church. Cllr. Warwick will organise this.
e) Mini Recycling sites. MBC have confirmed that these are all to be removed as service is becoming obsolete due to recycling now becoming easier. Clerk to inform residents through Village Life magazine.
f) Holwell Poor Book. A local resident currently has the book. PC have requested it be returned to them.
g) Streetlight 46 Wartnaby Road not working. Clerk to inform E.On.
10. Financial Statement

Opening balance: £4,830.85

Cheques to be signed:

- E.On Electricity 01.07.2017 to 30.09.2017 £317.06
- Clerk’s salary £174.72
- Grant Thornton fee in respect of annual return £150.00
- Clerk’s expenses £31.90
- Summerlands grass cutting £240.00

Total £913.68

- Payment for room hire to be resolved.

Closing balance: £3,917.17

11. Reports from meetings

None

12. Date of next meeting

Wednesday 13th December. 7.15pm

13. Any other business

a) Parish Council Precept forms received. Clerk to provide details of how much has been spent this year and last for next meeting.

b) Information received from MBC about Closed Church Yards. This is to be retained on file for future reference, should it be needed.

The Chairman declared the meeting closed at 8.24pm