Ab Kettleby Parish Council
Minutes of Meeting held on 6th February 2018

1. Apologies

Apologies had been received from Cllr. Boardman, Cllr. King and Cllr. Parker and those present were Cllrs. Warwick, Turner and North. 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) 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.
   b) Notice Board refurbishment for Holwell and Wartnaby. Carried forward Cllr. Parker.
   c) Tree height in Church Lane. At present the residents who are unhappy with the tree are not interested in contributing towards the high cost of trimming it back. Cllr. Turner does feel that the tree needs some attention and it is a focal point of the village. Clerk to email Cllrs. who were not present for their opinion on whether to instruct the tree surgeon. It was agreed that the tree surgeon should be aware of the tree being in the conservation area and should only reduce the tree in accordance with the Cllrs. request.
   d) Variable Speed Signs. Figures now received. Carry forward to next meeting to discuss with all Cllrs.
   e) Public footpath between Melton Road and the wellhead in Church Lane. Quote for laying gravel. Cllr. Parker carry forward.
   f) Parking around school. Police unable to attend meeting as date didn’t fit with their shifts. Invite to next meeting.
   h) Streetlight 14 replacement to 36 watt. Cllr. Warwick has advised WPD to amend their inventory and notified EOn that the lantern uses 40% less energy.
   i) Return of Holwell Poor Book. This has been returned to Cllr. North who will keep it until the next meeting for all Cllrs. to decide where it should be kept.

6. Planning

6a Determinations

   • 17/01356/TCA – Ivy House Farm, 18 Main Street, Holwell, LE14 4SZ. Fell and reduce various trees. Consent to Work on Trees.
• 17/01210/TCA – Rowan Cottage, Main Street, Wartnaby, LE14 3HY. Dangerous Ash Tree Fell. Consent to Work on Trees.
• 17/01457/TCA – Baytree Farm, 14 Wartnaby Road, Ab Kettleby, LE14 3JJ. Ash Tree reduction of crown. Consent to Work on Trees.
• 17/01380/TCA – The Barn, 2A Wartnaby Road, Ab Kettleby, LE14 3JJ. Various work to trees. Consent to Work on Trees.
• 17/01127/FULHH – Proposed two storey rear/side extension. 14B Wartnaby Road, Ab Kettleby, LE14 3JJ. APPROVED.
• 17/01185/VAC – Variation of condition 2 (Plan) of 17/00518/FUL. APPROVED.

6b Applications

• 17/01595/TCA – The Willows 13 Wartnaby Road, Ab Kettleby. Work on trees. For information only.
• 17/01567/VAC – Variation of condition 3 – Planning application 16/00025/FUL. Alteration to the entrance from the approved scheme to provide better security to both dwellings. White House Farm, 33 Main Street, Holwell, LE14 4SZ. NO OBJECTIONS.
• 18/00021/FULHH – Erection of timber garden shed on existing concrete base in the front garden of cottage. The Cottage, Main Street, Wartnaby, LE14 3HY. NO OBJECTIONS.
• 18/00040/FUL – Erection of free range egg laying unit including site access and associated works. Fields 9820 and 0005 Melton Road, Ab Kettleby. The Cllrs. wish to submit the following comments: They feel the location of the unit is close to Ab Kettleby and Potter Hill and there could be an issue with noise, smell and light pollution. Access to the road is not clear from the plan. There could be a safety issue from large articulated lorries turning onto the A606 which is a fast and dangerous road. Even though the proposal is agricultural it is not in keeping with the surrounding area which is open arable land, grassland, pasture and woodland.
• 17/01597/OUT – 36-38 Wartnaby Road, Ab Kettleby. This is an alteration to a former application but PC have not received a notification. Clerk to email all Cllrs. with details so that comments can be put forward.

6c Ongoing Applications

• 17/01070/GDOCOU & 17/00696/GDOCOU – Query and complaint raised by a local resident on former determination. Former agricultural building off Welby Lane, Ab Kettleby. Change of use from agricultural building to dwelling house. Field Nos. 4320 and 4200. Correspondence has gone backwards and forwards between PC and planning department without satisfactory understanding or conclusion. MBC are not willing to send a representative to meet the PC at the site or to discuss the incidents of unauthorised occupation of agricultural buildings on remote and unsustainable land. There are a number of these incidents occurring at the moment and waste is continually being dumped at the roadside. Clerk to ask resident who is unhappy to telephone Cllr. Turner and Clerk to ask CC Joe Orson for advice.
• 17/00738/OUT – Construction of 5 new dwellings and the conversion of 2 existing brick barns to form 2 new 2 bedroom dwellings - White House Farm, 8 Wartnaby Road, Ab Kettleby, LE14 3JJ. No further information received.

• 17/00739/OUT – New Farmstead including new farm house and 2 livestock buildings – 8 Wartnaby Road, Ab Kettleby, LE14 3JJ. No further information received.

• 17/01490/GDOCU – Change of use of an existing barn to a single dwelling – Barn at Field OS 2245 Main Street, Holwell. No further information received.

• 17/01098/OUT – Construction of 10 new dwellings – Field 7900 Wartnaby Road, Ab Kettleby. No further information received.

• 17/01063/OUT – Notification of Appeal. Land Adj 43 Wartnaby Road, Ab Kettleby. No further comments.

7. Highways

• Bridge at end of Landyke Lane and start of Stone Penn Lane. Road was closed for repairs however, due to weather conditions this has not yet happened as yet.

• Large pothole opposite Clawson Lane on A606. Now repaired.

• Sign post knocked at end of Clawson Lane. Highway team confirmed on 11th January that this would be looked at within 14 days.

• Tyres have been dumped on Landyke Lane and Welby Lane. Clerk to notify MBC.

8. Neighbourhood Plan

• There are a number of action points detailed on the NP for the PC to do. This should be discussed with all Cllrs. before a commitment is made.

• Clerk to apply for map licence for maps to be included in NP. This will cost £90.00

9. Correspondence

• Thank you received for the Christmas tree donation for St. James Church.

• Susan Oakes Community Safety Officer simple survey request. Completed. Clerk to return.

• Data Protection Regulation relating to Parish Councils and requirement for a Data Protection Officer to be appointed. Carry forward to next meeting.

• UK Government Smart meters rollout. A request has been received from an independent firm requesting that the PC put a link on their website relating to smart meters. The PC are a none commercial organisation and are unable to recommend third party services. Clerk to inform company.

• Job Centre resource weblink request. As above. PC are a none commercial organisation and are unable to recommend third party services. Clerk to inform company.

10. Financial Statement

Opening Balance: £2,460.39
Cheques signed:

- Clerk’s salary £ 124.80
- Clerk’s expenses £ 6.72
- YourLocale £2,280.00

Total £2,411.52

Closing balance: £48.87

Only £840 remains from the grants obtained to fund the NP. Clerk to check with all Cllrs. prior to release of latest cheque.

- Payment for room hire to be resolved.
- Parish Precept. MBC have acknowledged receipt of application.
- Bank change of address. Clerk prepared another letter for signature but as Cllrs. Boardman and King not present carried forward to next meeting.
- Invoice received from website hosting company. Clerk to forward to Cllr. King and carry forward to next meeting.

11. Reports from Meetings

None

12. Date of Next Meeting

Tuesday 13\textsuperscript{th} March, 2018 – 7.15pm

13. Any Other Business

- Grass cutting. Clerk to obtain quote and schedule from Summerlands together with separate quote for the Little Belvoir crossing.

Cllr. Warwick declared the meeting closed at 8.50pm.

Signed: ……………………………. Dated: ………………………..