

MEDBOURNE PARISH COUNCIL
Minutes of Parish Council Meeting
Held in Village Hall on Monday 13 December 2021 at 7.45 p.m.

In attendance: Cllrs Kendall; Easton; Shaen-Carter; Oakes.

Also present : M Field (Parish Clerk), Cllr Rickman (HDC), 3 members of the public and representatives from Platform Housing and Hereward Homes

ITEM. NO.

826.0 APOLOGIES FOR ABSENCE

None

827.0 DECLARATIONS OF INTEREST

None

828.0 REQUESTS FOR DISPENSATION

None

829.0 MINUTES OF PARISH COUNCIL MEETING (held 1 November 2021)

829.1 These had been circulated and were accepted with no amendments.

830.0 CO-OPTION / ELECTION OF PARISH COUNCILLOR

830.1 The 'Expression of Interest' received from Michelle Wooton was postponed to the next meeting when it is hoped MW can attend.

831.0 PUBLIC REPRESENTATIONS

832.0 PRESENTATIONS ON PLANNING MATTERS

832.1 Comments were put forward on the indicative changes to the Hallaton Road development site: an alternative access point on Paynes Lane as suggested by the developer was welcomed by those residents living immediately adjacent to the site on the Hallaton Road, as was a revised site layout in order to help slow traffic movements safely and not least as a gas valve is hidden opposite the Hallaton Road access point. Comments from individual residents were put forward in light of the perceived impact on their own homes.

832.2 PLATFORM HOUSING – DRAYTON RD. GARAGE SITE (Judith Wise)

832.2.1 These garages are left over from previous sales of properties by Seven Locks Housing Association. All Platform's garage sites are being reviewed for their potential for new development. This proposal is for 4 properties – 2 x 2b / 2 x 3bed. No tenures are decided as yet – could be shared-ownership or affordable rent (social rent may not be viable).

A typographical survey has been done to assist a planning application. Flood and ecology surveys would be undertaken in due course.

832.2.2 Councillors noted the support for MNP priorities but clarified that the proximity of the brook requires a 'wildlife buffer zone' of @ 3metres from the top of the bank.

832.3 HEREWARD HOMES –HALLATON RD / PAYNES LANE

832.3.1 Hereward Homes noted this response was to concerns on previous ideas for the site's access point. It is still proposing to build within the area on the outline consent, but via a different entrance point. It is also addressing concerns of local water run-off from adjacent fields - swales now being designed for water retention, filtration and storm attenuation.

832.3.2 A revised layout was shown at the meeting with options of road splays from alternate access points and retaining walls. The final application is to still contain all aspects noted in the original outline consent but compatibility with the MNP will be checked. No partner for the 'affordable units' has yet been confirmed.

832.3.3 'Hereward Homes were asked if the benefits of the revised development layout could still be achieved but with the entrance point still being off the Hallaton Road thus still conforming the MNP. A discussion followed where the possibility of moving the entrance further up the road toward Hallaton may make this possible. Hereward Homes undertook to investigate this possibility.'

832.3.4 It was confirmed that road visibility splays had been discussed with Highways, although other surveys could be required. Utility providers have confirmed the capacity for future connections although CCTV recordings may have indicated some drainage issues to be resolved.

832.3.5 Cllr R noted the benefit of the developer coming to discuss ideas and reinforced that the MNP has clear strength with HDC Planning.

833.0 CLERK & COUNCILLORS REPORTS

833.1 Traffic calming Gateways

These have now been erected in four places, and will be painted white in time, after they have dried out. MF noted that payment is being severely delayed due to the amendments required by the bank : MF will notify the firm. **ACTION : MF**

833.2 Vehicle-activated 'speed signs'

833.2.1 Suggestions for the location of vehicle-activated illuminated signs had been sent to County Highways, who commented on them but its note that nothing may be attached to lampposts or existing traffic signs, or telegraph posts negated all the suggested locations. Councillors JO and SSC had met to consider new locations and put proposals forward,

which were agreed by the PC. Immediate neighbours will need to be consulted prior to re-submitting new locations to Highways. Vehicle activated signs will need to be 100m in from the speed restriction signs. It was agreed to opt for permanent variable speed signs with the comment 'Slow Down', rather than the smiley faces.

833.2.2 Councillors agreed to proceed with two signs (each @£3700 + VAT + @£300 for a new post for each, to be funded from reserves) on Uppingham Road and Drayton Road. Liaison will continue with County Highways, and other signs for Hallaton Road and Ashley Road will be considered when housing developments have been completed.

833.2.3 It was also agreed to consult the village and properties neighbouring the indicative locations of signs on their potential appearance.

833.3 'Dog Fouling' signs

It was noted that the new signs around the churchyard had met some objections and had now been removed. Steven Bishop has asked for suggestions for alternative signs and it is hoped these will enable the PCC to propose other suitable signs.

833.4 Update on Packhorse Bridge

833.4.1 LCC Highways had been in touch and confirmed its responsibility for the public highway over the Packhorse Bridge. A site visit attended by LCC Cllr SC and Cllr JO has taken place where the importance of involving English Heritage was made by the MPC representatives. Cllr SC provided some detailed suggestions as to how the bridge should be repaired to maintain its historic and aesthetic substance. LCC have subsequently undertaken to consult with English Heritage.

833.4.2. The meeting confirmed that the footpath through the churchyard is also the responsibility of LCC Highways.

833.5 Other action points from 1 November:

- The PC minutes will be available in the shop in the New Year.
- The services of the dispensary nurse are wanted to be reinstated in the Village Hall and is still under discussion : Cllr R to contact the GP managers and the matter will be monitored.
- The Chair noted ongoing correspondence with HDC Planning on requesting responses to comments made to planning submissions.

834.0 **TO RECEIVE REPORTS ON THE FOLLOWING MATTERS:**

834.1 **Village Hall**

- the recent Photo exhibition was well received;
- a fund-raising poster is to be issued to encourage future support;

- electric PAK-testing in the Hall has been agreed;
- a stuffed fish once awarded by Cunard has been found in storage.

834.2 **MEFT**

The planned meeting with the Chair will take place mid-January.

ACTION : Cllr K / Cllr O

834.3 **Sports Club**

- the old mower to be disposed of at market in the Spring if it is still in the club's possession at that time;
- the subject of creating new 'female' changing rooms will be brought up again early in the new Year.

835.0 TO CONSIDER AND COMMENT ON PLANNING MATTERS

835.1 Applications to HDC:

835.1.1 Ref. No: 21/01962/TCA - Towpath House 6 Hallaton Road Medbourne (work to fell trees)

Approval had already been given by HDC.

835.1.2 Ref. No: 21/01785/FUL - Holt Rise 36 Manor Road Medbourne (demolition of rear extension, erection of replacement)

Approval had already been given by HDC.

835.1.3 Ref. No: 21/02028/TCA - 10 Rectory Lane Medbourne (work to trees)

Councillors had no objection to the removal of this Leylandii.

835.1.4 Ref. No: 21/01885/LBC - 29 Main Street Medbourne (demolition and erection of two-storey extension)

It was noted that the submitted drawings remain very unclear – new copies are due to come onto the HDC website.

835.2 Other planning matters:

835.2.1 Update on 41a Main Street, Medbourne: Cllr K noted his contact with HDC on its lack of responses, and repeated strong concerns over the instability of the soil and boundary trees around this site. HDC Planning Enforcement have responded (on 3rd December) that notes on site safety / soil movement issues have been referred to HDC Building Control, and that the developer instructed to implement proper tree protection precautions. Cllr K will address concerns. **Action : Cllr K**

835.2.2 Concerns on a potential parking overspill onto village roads around the Neville Arms have been reported to HDC.

836.0 NEIGHBOUR PLAN REFRESH

836.1 It was noted that revisions to MNPs are required within a 5-year period - i.e. within the next 2 years.

836.2 Cllr R agreed to contact Matt Bills MNP Officer from HDC to consider providing a talk on the general MNP Review process.

836.3 The recent 'call for sites' for the Local Plan has been completed.

837.0 WEBSITE ACCESSIBILITY AUDIT

837.1 A proposed course of action to improve the website content and format had been circulated prior to the meeting.

837.2 It was agreed to liaise with David T and arrange what changes could be implemented with his support and assistance. **Action : MF**

837.3 It was also agreed to clarify costs and quotations for creating a new-stand-alone website for the PC, and costs of support from a new website provider. **Action : MF**

838.0 POLICY REVIEWS

838.1 (1) Safeguarding the amendment circulated after the November meeting was accepted.

(2) Standing Orders - this revision was accepted.

(3) Code of Conduct - this revision was accepted.

(4) Financial Regulations - this revision was accepted in principle , although it was agreed that MF confirm some suggested actual financial limits to what could be authorised under "delegated authority".

839.0 TO NOTE CORRESPONDENCE RECEIVED

839.1 A training survey had been received from LRALC. **ACTION : MF**

839.2 A request to discuss a potential safe path from the village to woods on the Blaston track will be dealt with on the January agenda.

839.3 A request to discuss work to the apparent dead cherry tree on the towpath outside Willowbrook will be dealt with on the January agenda.

839.4 Confirmation will be sought on a sum of £600 that had been previously donated for sport / leisure equipment by Caroline Jacks. MF will contact ex-Councillor Pilkington. **ACTION : MF**

840.0 2020-21 BUDGET AND APPROVAL OF PAYMENTS

840.1 Changes to bank account mandate

840.1.1 MF summarised the problematic situation that has followed the bank demanding new signed mandates of all the remaining and future signatories. Forms were signed at the meeting and MF will send.

840.1.2 MF will also draft a strong letter of complaint on the fact that existing signatories (and the bank) have been authorised payments for some substantial time without any such problems. **ACTION : MF**

840.2 **Payments to approve in December 2021:**

The following payments were approved for the month of December (there will be a delay from the new mandate required by the bank):

M Field (salary for December) : **£173.48**

E-on (electricity supply) : **£374.76**

Autela Payroll (payroll services) **£52.20**

840.3 **Bank reconciliation** to 5 November 2021

A reconciliation to November 2021 was circulated prior to the meeting.

840.4 **Expenditure to end-Quarter 3** (Dec 2021)

An overview of likely expenditure to end-Qtr 3 November 2021 was circulated prior to the meeting, noting significant underspend. It was agreed that further traffic-safety measures will be likely to absorb this.

840.5 **2022-23 Parish Precept**

It was agreed that the next year's precept should remain at this year's figure (£13440), should the January meeting be unable to take place.

841.0 **GRANT APPLICATIONS**

MF was instructed to ascertain if PC funds could provide (up to £250) to assist in civic announcements via occasional use of church bells.

842.0 **QUESTIONS TO THE CHAIR**

None submitted.

843.0 **ITEMS OF REPAIRS AND MAINTENANCE**

No further matters discussed.

844.0 **COUNCIL TRAINING AND RESOURCES**

No further matters discussed.

845.0 **ITEMS FOR NEXT AGENDA**

- 2022-23 Parish Precept
- Packhorse bridge expenditure by PC
- Path to woods/ works to Cherry tree on towpath

DATE OF NEXT MEETING: *Monday 3 January, 7.45 pm*