

**CASTLE BYTHAM PARISH COUNCIL**  
**Minutes of the meeting held on 15 May 2019**

**Present**

Cllr Hinton (Chairman), Cllrs Farley, Goodman, Hayward, Thomas.

**In attendance**

County Cllr B Adams, District Cllr C Benn, 4 members of the public.

**Apologies**

Cllrs Candler, Harvey, Mellows, Webber.

**1. Signing of Acceptance of Office and Declaration of Interest forms**

The forms were completed and signed.

**2. Declarations of interest**

None

**3. Approve minutes 17 April 2019**

The notes of the meeting held on 17 April 2019 were approved as minutes and signed by the Chairman. Proposed by Cllr Goodman, seconded by Cllr Thomas, all in favour.

**4. Matters arising**

The tree obscuring the street light at 15 Clipsham Road had been trimmed by the owners. Vermin control had been deferred to the next meeting when Cllr Candler will submit a report.

**5. Insurance renewal**

The Councillors unanimously agreed the renewal schedule with Zurich Insurance. Proposed by Cllr Goodman, seconded by Cllr Hayward.

**6. Pond matters – PC's ownership of the pond; risk assessment**

County Cllr Bob Adams had made enquiries regarding LCC's riparian owners' responsibilities on the two roadside banks; Mr Rowan Smith, Local Highways Manager replied that LCC stated they had no riparian responsibility and that the Parish Council was noted as paying rates for the pond in the 1910 Finance Act valuation book - Mr Smith advised the Parish Council to take legal advice as to their responsibility/ownership of the pond. Cllr Hinton had prepared a risk assessment for the pond and Zurich insurance had advised considering placing 'no swimming' and other caution signs and placing a buoyancy aid by the pond. To be considered at a later meeting.

**Upper Green steps**

Cllr Hinton to contact JM Builders on 18 April to arrange a site meeting with as much notice as possible - the Councillors agreed that the work should be completed by the end of the first week in June; a quotation from Tim Smith to be obtained in case JM Builders were unable to deliver by the deadline. A majority of Councillors were in favour of a wooden hand rail rather than a metal one.

**7. County Council matters**

County Cllr Mr B Adams said that LCC Committee members were still to be announced and that a scrutiny meeting would take place soon.

**8. District Council matters**

District Cllr Benn said that appointments to various SKLDC committees would take place during the week starting 20 May.

**9. Planning issues - verbal report from the Planning Working Group**

Cllr Goodman said that there had been an amendment to planning application S18/2381 at The Old Quarry- the number of self build plots had been reduced from 7 to 6. S18/2085 was the third application for Land South of Roxholme Haven - previous applications in 2017 and 2018 had been refused by SKDC as the location was not suitable as an infill site and adverse impact on the Conservation Area as well as Grade II Listed Red Barn House. S19/0696, 14 Cumberland Gardens would have no impact on neighbouring properties.

## 10. Planning

- a. S18/2085 – Mr J Bontoft; Amended plans information for submitted application. Erection of dwelling; Land South of Roxholme Haven, Glen Road, Castle Bytham

The proposed dwelling has been moved further back, now partly lying on the Environment Agency flood zone. There is an additional extremely wide access road and without further information about its intended use the Parish Council took the view that it could in future cause a nuisance for three further homes in the village.

The site cannot be considered a small infill site within the existing built up area; it forms an important open space with views towards Bull Field. Its close proximity to Grade II Listed Red Barn House in the Conservation Area means that it is not a suitable location for residential development which would have an adverse impact on the character and appearance of the area. The 6 metre height of the proposed dwelling was deemed too high; although described as a 1.5 storey building because of its window design it is really the equivalent to a two storey building and could cause a potential privacy issue for Roxholme Haven. The distance measurement to Red Barn House is incorrect, only considering the distance between the proposed dwelling and the main house at Red Barn; it should include the distance to all listed buildings adjoining Red Barn House. Previous applications referred to a boundary line that has now been encroached upon. The Councillors noted that there had been no changes since the previous refusals for development at the site, namely S18/0499 refused on 3 August 2018 by reason of its siting, position in the Conservation Area and design, as well as its proximity to Grade II Listed Red Barn House.

Application S17/0763 was refused on 6 October 2017 by reason of its siting, position in the Conservation Area and design added to the fact that the application site forms an important open space within Castle Bytham Conservation Area; development would have an adverse impact on the character and appearance of the area. The delegated officers report in 2017 stated that "In terms of principle, the application site could not be considered a small infill site within the existing built up area of Castle Bytham. It is not a suitable location for redevelopment for residential purposes. The application is in breach of Policies SP1 and H1 of SKDC Core Strategy 2010 and Policy SDP H1, Adopted Site Allocations and Policy DPD 2014. These statements still apply; the Parish Council do not see that position as changed and the Councillors were unanimously against the application. Policy SP1 states that preference would be given to the development of brownfield sites within the built up parts of settlements which do not compromise the nature and character of the village - however, previous refusal states that the site would compromise the character and appearance of the area.

- b. S19/0696 – Mr R Richards; erection of a single storey side and rear extension. 14 Cumberland Gardens, Castle Bytham. The Councillors were unanimously in favour of this application.
- c. S18/1952 - Notification of Planning Appeal; Pepperidge Farm, Morkery Lane, Castle Bytham. The Councillors had no further comments to add.
- d. S18/2381 - The Old Quarry, Station Road, Castle Bytham; outline permission for residential development for self-build or custom build housing comprising 6 plots with all matters reserved
- e.

The Councillors agreed that the site was too small to accommodate so many houses, the density of building would be too high. Each plot had insufficient space for parking, loading and turning both for the construction period and day to day afterwards.

SKDC granted planning permission to the following applications:

S19/0068 Fieldways, St Martins

S19/0595 Trees in CA section 211 Notice - tree next to 26 Cumberland Gardens

S18/1242- Former Red Barn Quarry Site, Swayfield Road

S19/0354 - Churchfield House, Holywell Road

**11. Amenities Working Group report**

Cllr Hinton carried out a technical inspection on 29 April - previously reported broken tree has been cut back; a second tree is broken off at the base and will need to be removed. The picnic tables require some repair work.

**12. Cemetery matters**

Tim Smith was to carry out some more work on the rough patch of grass at the western end of the cemetery. Further e-mails had been exchanged with the family whose relatives' grave lies beneath the tree causing sap to drop onto the memorial; the family would like the tree to be trimmed and the clerk pointed out that SKDC were unlikely to grant permission as the tree was not dangerous and stood in the Conservation Area.

**13. Report from Village Hall Committee**

None. The Councillors would decide at the next meeting who would replace retired Cllr Dennis as Parish Council representative on the Village Hall Committee.

**14. Correspondence**

- ✓ Rural services network
- ✓ Invest SK
- ✓ Colsterworth rural
- ✓ LALC e-news - Lincolnshire's bright stars nomination will be on 19 June's agenda
- ✓ Woodcraft tree services
- ✓ South west Lincolnshire NHS - Healthy Conversations events

**15. Accounts - approve closing down Melton BS 100 day notice savings account ILX3356062CAS and transferring funds to Barclays**

The Councillors unanimously agreed to close down Melton BS 100 day notice savings account ILX3356062CAS - proposed by Cllr Goodman, seconded by Cllr Thomas. The account will be closed on 19 July 2019 and funds transferred to Barclays Community Account.

The following cheques were approved:

- JM Builders - upper green steps 2<sup>nd</sup> payment £2400.00 [101183]
- LALC - annual subscription £235.40 [101184]
- LALC - chairman and clerk training £17.00 [101185]
- R Webster - playing field mowing £76.80 [101186]
- M Wright - upper green, cemetery £126.00 [101187]
- M Cooke - salary £1035.01 [101188]
- HMRC - clerk's PAYE £258.75 [101189]
- M Wright - churchyard £120.00 [101190]
- T Plummer - removal cemetery pine tree £2160.00 [101191]
- Zurich Municipal - insurance £710.54 [101192]
- R Webster - playing field £230.40 [101193]
- A Water - cemetery £11.69 [101194]
- Village Hall Committee - rent £200.00 [101195]
- PC's donation for N Allsopp to forward to Diabetes UK following his gift of a ledger to the PC £50.00 [101196]
- M Wright - upper green, cemetery, river bank, playing field trees £132.00 [101197]

Credited:

- SKDC - community cleaner £213.46 [BACS]
- R Holland - burial £105.00

16. Councillors' verbal reports

- ✧ The Councillors discussed the feasibility of acquiring the Castle Mound so that it became a village asset - through Lottery Heritage or other grants.
- ✧ Cllr Hinton had submitted a Sports Council Grant for the playing field; The PC had notified SKDC that it wished to take responsibility for the S106 funding (approx £58,000) from the Quarry development and noted this had to be spent on children's play equipment.