

MINUTES OF THE MEETING OF WHETSTONE PARISH COUNCIL

Held at the Council Offices, Cemetery Road, Whetstone

21st November 2013

Present: Mr. A.Greenwood – Chairman
Mr. M.R.Bounds
Mr. L.M.Phillimore
Mr. D.Smith
Ms. S.Tomlinson
Mr.P.Cox
Mr. S.Webb
Mr.A.Tanner
LCC Cllr Mr.D.Jennings
Mrs. S.Coe – Deputy Clerk

Mrs. A.M.Tyler
Mr. M.E.Jackson
Mr. J.Riley
Mrs. P.Kenney
Mr. Brian Drury
Mr. M.C.Burley
Mr. R.Simmons
LCC/BDC Cllr. Mr.K.Coles
Mr. L.Breckon – Clerk

No Parishioners.

106. APOLOGIES FOR ABSENCE

None.

107. CHAIRS REPORT AND REMARKS

The Chairman updated members on the Blaby Bypass regarding speed limits. He thanked LCC/BDC Cllr. Mr.K.Coles for his work on getting parties working together on a solution.

The Chairman updated members on Planning matters at BDC regarding the “special measures” and its implications. He updated members on current progress. The issue of employment loss through Babcock relocating had been raised.

He was attending the switching on of the Christmas tree lights at the Carols around the Christmas tree event. He asked if members had attended the Remembrance Service. Several Members were in attendance and Mr.M.E.Jackson had laid the wreath on behalf of the Parish and LCC/BDC Cllr. Mr.K.Coles had laid wreaths on behalf of the County and the District. He added that he had been proudly assisted by his daughters.

108. DISCLOSURES OF MEMBERS INTERESTS

Mr. A. Greenwood declared a prejudicial interest as a Board member of the Blaby and Whetstone Boys Club. Mr. M.E. Jackson and Mr. D. Smith declared a personal interest in the Whetstone Allotment Association. Mr. J. Riley, Mr. R. Simmons and Mrs. P. Kenney declared a personal interest as members of Whetstone Baptist Church.

109. APPROVE MINUTES OF THE MEETINGS OF COUNCIL DATED 17th OCTOBER 2013

RESOLVED: The minutes of the meetings dated 17th October 2013 were confirmed and signed by the Chairman.

110. TO RECEIVE MINUTES

RESOLVED: That the minutes of the Planning Committee meeting held on 17th October 2013 be received. That the verbal report be received.

111. PUBLIC PARTICIPATION

a) Public Speaking Protocol - No requests were received by the protocol deadline.

b) The meeting was suspended to allow members of the public to make representation about any item not on the agenda (old parishioners time).

- i) A new nursery provision was being set up at the old Autistic Society offices by the Grove Road island.
- ii) A wall on the old Electroform site was raised as being in poor state of repair.
- iii) The parking issue by the war memorial was ongoing.
- iv) Traffic and bus provision was discussed with the new County Arms to Soar Valley Way provision. It was felt the road markings were poor and misleading which could lead to an increase in tickets being issued to motorists, once the bus lanes were “policed” with fine enforcements. The success of the scheme would be measure by criteria, including punctuality of buses. Members felt that provision of buses was the issue as the evening and weekend service was poor or non-existent. Arriva had offered to attend Parish Council meetings regarding bus issues.
- v) Station House on Station Street was in a poor state. Another planning application on the site had been refused at BDC. The Chairman would report this matter to Enforcement at BDC.
- vi) A light was not working on Whittle Close. The Clerk would report this
- vii) The Baptist Church planning application had now been submitted.
- viii) A hedge on Trinity Road was overgrowing the footway. The Clerk would report this.
- ix) The Wheatsheaf Public House was in a poor state. The Chairman would report this matter to Enforcement at BDC.
- x) The underpass artwork was to be complimented.
- xi) The brook in front of the Co-op was in a poor state. A question was asked as to whether the ground staff could do anything as they had done by Brook Street with the overgrown trees when the EA had said they had no resource. The Clerk would discuss this.
- xii) A resident on Otter way had been made aware of riparian ownership issues re the Brook which meant they were responsible for any brook caused erosion onto their properties. This should be covered in the deeds of the property when purchased. The matter had arisen as the brook had changed its course over the years.

112. TO DECIDE COUNCILS REPSONSE TO TWO MAJOR PLANNING APPLICATIONS

The Clerk had tabled Simon Stannion’s report to Council regarding an appeal against DWH homes planning decision. Members discussed the report. The Clerk was asked to complete and submit a complaint to the Parliamentary Ombudsman.

a) 13/0803/1/MX – Residential Development of 150 dwellings, associated garages, access, infrastructure, landscaping and open space (reserved matters) – Land east of Springwell Lane – David Wilson Homes.

The Clerk showed key documents re: house styles and layout. The application was discussed in full.

RESOLVED: Whetstone Parish Council submission re: Planning Application 13/0803/1/MX - Residential Development of 150 dwellings, associated garages, access, infrastructure, landscaping and open space (Reserved Matters)

*The Parish Council wish to **object** to this application on the following grounds:*

1. *The mix of social housing is “clumped” into a central area creating a “ghetto” in the middle of the development. This is poor design and needs a pepper pot / scattered approach adopting as per the current guidelines and as employed in other DWH sites around the District.*
2. *The layout plan indicates no POS provision regarding play equipment or pocket parks.*
3. *The access of footway into Franklin Way is not desired by the residents of that existing cul de sac as a walk through.*

4. *Plans for tree and existing and remaining hedge maintenance needs defining where these boundary existing properties. The farmer maintained these previously. Who will do this in future?*
5. *The position of the tree buffer onto existing properties on the old DWH estate currently sit in the gardens of those new properties that back on to the old estate. This tree buffer is only existent at the “mercy” of the house owners who take on the house, and the tree’s can be removed at any time without any one able to marshal this activity. In time we are concerned that no tree buffer would remain. The solution of have an open space strip which was planted and could be maintained in perpetuity by a s106 provision.*
6. *There is little or no detail in the whole application as to the access, infrastructure, and landscaping and open space provision. There is no detail of the bridges to be installed over the brook into what is known as Elliot Close POS (un-adopted), allowing for mitigation for the water voles. This is confirmed by the County Council Senior Ecologist Sue Timms in her submission dated 8th November 2013.*
7. *There is no schedule re timescales for development, although it is accepted these may be put in place by the LPA officer by way of conditions via a Construction Method Statement. However this would only cover loading and unloading, wheel washing facilities, emission of dirt and dust control and hours of work. What is needed is the overall timetable for building works and projected times for construction work over the various phases. This is common sense and would assist with the neighbours of this major development.*
8. *There is no reassurance in place or definition of use of the construction access linking into this development. This is key in keeping the village free of construction vehicles.*
9. *There is no inference that the roads infrastructure, or an element of it, will be completed before building of dwellings begins. We would ask that all internal roads are completed ahead of development commencing. When the link into Wright Close is opened, all dwelling house related traffic can be accommodated within the development. No indication is given as to the proportion of lived in accommodation being completed before the Wright Link would be opened up to access / egress.*
10. *The inference of lack of detail in this “detailed” reserve matters application suggests the applicant is relying on the outline planning permission documents. We feel this is unacceptable as they are out of date and relate to a single developer on site, when in fact it is two.*
11. *Concerns are raised as to the Outline application submitted by DWH and this detailed application. We were informed at the Public Hearing in open session that the application to build would be DWH and Barratt Homes. No mention of this is in the Outline application and this detailed application has no mention of this fact. Surely for openness, this detailed application should indicate who is building what as this is detailed. How will the two companies work on site? Will there two lots of workers on site etc etc.*
12. *The outline planning application process involved dialogue with the Parish Council indicating that the area of public open space including bridge access into what is known Elliot Close POS (un-adopted) would be completed ahead of any development and that the Elliot Close POS would be completed and handed to the Parish Council as it was outstanding and still un-adopted from 1995.*

13. *Vehicle parking has to be on site at all times and not on estate roads. Sufficient vehicle parking facilities have to be made available and in a condition.*
14. *S106 provision must be made realistically to cover this provision of open space and also Elliot Close POS.*
15. *The play and open spaces are not thought through.*
16. *The two and a half storey house is unnecessary and is out of keeping with the development.*
17. *Details of the emergency access bollards are needed and reassurances that this will be put in place before any development takes place.*
18. *Concerns are raised between the outline approved application re S106 provision for infrastructure and schooling. Since the outline application was dealt with a further 240 houses have been approved for Whetstone placing a massive strain on the educational institutions in the village. All these applications were made in isolation with each other. The total effect has not been considered. Development has to be sustainable.*
19. *No pre-consultation work was done with the Parish Council by the applicant on this application. Much was made at the Planning Hearing of the offers of working together with the Parish Council. Again this has not materialised. A Parish Council would work with a developer on such an application to ensure a relationship was built up so as to ensure a good and valuable communication chain to the village could be used to maximise two way information and gain a working trust and establish community links. This has not been possible. We note the application form indicates no Pre-consultation work was carried out with the LPA which again, on an application of this size, is poor.*
20. *The following documents from the Outline Planning application: Archaeological Geophysical Survey, Environmental Noise Survey Report, Phase I & II site Appraisal, Travel plan and Transport Assessment all related in their entirety to the older Planning applications and not the new one in front of you today.*
21. *Part of any application should be a comprehensive set of Planning Obligations that provide for true mitigation of a development and its impact upon the parish, and the documentation provided is unacceptable in these terms for this application.*

Therefore Whetstone Parish Council recommends that Blaby District Council REFUSES this planning application.

Whetstone Parish Council wishes to speak at the Development Control Committee meeting that deals with this application and requests that due notice is afforded with regard to the date and time.

b) 13/0771/1/MX - Residential development of 84 dwellings, associated landscaping and infrastructure including bridge with access from Cambridge Road (reserved matters) – Land at Cambridge Road – Linden Homes.

The Clerk showed key documents re: house styles and layout. The application was discussed in full.

RESOLVED: Council did not object to the application but wished to make the following observations: S106 need to provide open space contributions. S106 need to fund provision of the footpath leading onto Otter Way including lighting. This land is Parish Council owned land, and the indicative plans showed a footpath onto this end of the

development. That a schedule of works regarding construction of bridge and roads, before development starts so as to ensure all construction traffic is contained on site.

113. TO DISCUSS / APPROVE A VILLAGE FUND WORKING PARTY SO AS TO MAKE RECOMMENDATIONS TO DECEMBERS FULL COUNCIL MEETING

The Clerk had tabled a summary of the applications received within timescales for the village fund.

RESOLVED: That the Community Premises and POS Working Party look at the applications in detail at the next meeting and make recommendations to Full Council.

114. REPORTS FROM COUNTY/DISTRICT COUNCILLORS

LCC Cllr. Mr.D.Jennings reported that the street light issue raised earlier had a direct Customer Service line for residents to ring. The LCC were looking to broadcast all of its meetings via the internet as part of its openness and transparency. Arriva buses had met with Countesthorpe Parish Council to address residents concerns over buses, and they were happy to attend Whetstone if required.

LCC/BDC Cllr. Mr.K.Coles reported that the Blaby bypass had been progressed with meetings with the local MP, Leader and Cabinet members from the County Council. He was looking for the Parish Council to support him by providing a petition to be handed out and completed in the parish. He thanked the Chairman and Mr.A.Tanner as Chairman of Blaby District Council for their support at the Sports Achievement awards which he chaired.

BDC Cllr. Mr. A.Tanner was enjoying his role as BDC Chairman. He thanked members and parishioners for their constant support.

LCC Cllrs. Mr.D.Jennings and Mr.K.Coles left the meeting at 9.35 p.m

RESOLVED: That any verbal reports given be received and that support be given to produce a petition form.

115. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Mrs. A. Tyler had attended two meetings. The BDC Local Seminar had been well attended and informative. The PCC had been in attendance. ASB had been a topic of discussion. The Housing Strategy meeting was also attended. Papers for both meetings were left with the Clerk for member's information.

RESOLVED: That the written reports and any verbal reports given be received.

116. FINANCE - RECEIVE ACCOUNTS AND CONFIRM BALANCE SHEET

RESOLVED: That the accounts paid up to the end of October 2013 are confirmed. The bank reconciliation statement dated 31st October 2013 is signed by the Chairman on behalf of Council.

117. CLERKS REPORT

General report and Ground Staff Work Schedule

The ground staff work schedule has been distributed.

The clerk reported on the following:

The Dicken Park signage was on order. The blinds had been ordered for windows. The Clerk was getting quotes for the carpet and radiators under Building Maintenance. Furniture was on order for the Edward Wright Room and the front office.

The BDC high street car park signage was being fitted.

The Chairman thanked the Clerk for his informative report.

118. CORRESPONDENCE

To receive correspondence report: RESOLVED: The list be received and noted.

- a)** Guide Dogs for the Blind – Request for contribution – to Finance WP for consideration.
- b)** DCL – Community Right to Challenge – Overview – for information – noted.
- c)** Bloor Homes – Bund works update - RESOLVED: To ask Bloors to install the fencing and then take on the bund as open space with the agreed commuted sum for ongoing maintenance.
- d)** LRALC – Update on proposal to move away from two signatories and the allowed use of electronic payments – for information only.
- e)** WAA – Police visit report - for information – noted as a thorough report.
- f)** BDC – Flood Fair - noted.
- g)** BDC - Allocation of Council Tax Support Grant - noted.
- h)** CAP – Request for Funding - – to Finance WP for consideration.
- i)** Royal Tigers Regiment – Request for funding – to Finance WP for consideration.
- j)** STWA – Vicarage Lane update – For information.
- k)** Parishioner – Correspondence regarding Planning application no: 13/0803/1/MX – dealt with as agenda item – noted.

RESOLVED: The letters be received and actions noted.

119. TO CONSIDER APPOINTMENT OF COUNCIL REPRESENTATIVES TO OTHER MEETINGS

- a)** BDC – Christmas Carol Concert - 12th December in the BDC Council Chamber 7.30pm RESOLVED: Noted – all Members welcome to attend.

With there being no further business, the Chairman closed the meeting at 10.15 p.m.