

Appleby Magna Parish Council Minutes

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Thursday 6 August 2015, 7.30 pm, Sir John Moore Foundation Community Building,
Appleby Magna

Present: - Cllrs P Hemmerdinger (Chair), P Smith, G Pott, E Bird, A Whitehurst, D Gothard, Clerk Lindsay Swinfield, two members of the public, two PCSO's.

1592 Apologies – Nil

1593 Declarations of Pecuniary Interest to Items on Agenda – Nil

1594 Open forum for members of the public and press

Ms Sonia Liff (representing Appleby Environment) reported that she had attended the Local Plan Advisory Committee meeting – the Local Plan will go out for consultation at the end of September 2015. Appleby Environment will review this and invites members of the Parish Council and the public to comment. Post January 2016 they will look at the Village Design Statement replacement for Appleby Magna. Cllr Whitehurst will attend meetings of A Environment if possible.

Member of public asked if there was any progress in making Botts Lane into a one way system – the Clerk has reported this with no response to date.

3D village sign – on agenda.

Kissing gates – on agenda.

The local bus service provides very limited service now. Hopefully if/when the new community mini bus project is complete, there will be more transport provision in the area.

1595 Minutes of the Parish Council meeting held on June 4th 2015 endorsed and signed by the Chairman.

1596 Decisions made under delegated powers – Nil

1597 Police / Neighbourhood Watch Matters

Re the 'crash for cash' scam – none reported for x 2 months, past incidents now rest with Serious Crime squad. Reports re children throwing stones at cattle – this is a very serious offense and the Police are investigating further.

Please ring 0116 2222222 or 101 or Crimestoppers 0800 555 111 to report suspicious behaviour or crimes. Police Sergeant 531 Mark Watson, mark.watson@leicestershire.pnn.police.uk

1598 Planning Consultations

- a. 15/00423/FUL Appleby Magna doctors surgery building, Top Street – demolition of former doctors surgery building, erection of 3 bay oak framed garage and change of use of land to residential curtilage and new boundary walls erected – no comment.
- b. 15/00555/FUL 22 St Michaels Drive, extension to and increase in height of roof to accommodate first floor including dormer windows, erection of a single storey front extension and various fenestration alterations – no comment.
- c. 15/00542/FUL Barns Heath Farm, erection of wind turbine (75m to hub and 102m to blade tip) and associated infrastructure – strong objections given. The Parish Council's reaction is that the size is obscene - 102 metres bigger than Big Ben. It would certainly be visible pretty much anywhere in the village, and with it's location and size would surely be visible from most of Measham and the surrounding villages. There was an application for a smaller turbine (70-odd metres) in Appleby Parva a few years back that was rejected by H&B Council due to "unacceptable, significant adverse impact upon the character and appearance of the landscape". On appeal the rejection was upheld as turbine was deemed to "significantly and unacceptably harm the character and appearance of a large area of predominantly sensitive countryside and

Chair Signature:

Date:

runs counter to the national and local development plan policies." One down the road near Clifton Campville was also rejected for "unacceptable visual intrusion in the local landscape". A major objection is due to visual intrusion grounds as described above. The other argument against would be that we're not exactly a windy area. For such a blight on the landscape, it would provide next to no electricity. Even that which it did produce would provide no tangible benefits for the community by way of lower electricity bills. One other important objection is that buzzards are seen constantly over that area, which means nesting, and other wildlife important to the countryside.

d. 15/00645/FUL Redhill Farm Top Street, change of use from agricultural to B1 (office use), external alterations and construction of first floor – no comment.

e. 15/00647/FUL 57 Church Street, erection of 3 dwellings including associated access and parking provision – strong objections given :

We understand that the site currently has an outline planning approval for 3 dwellings (including access and layout) so we are not against development of the site, but the design of the proposals which have been submitted are not acceptable to us and will be detrimental to the street scene (plots 1 and 2) and will have a negative impact on the adjacent conservation area (plot 4). The Parish Council objects to the current application for a number of reasons as outlined below:

- Site Plan - An existing topographical survey has been submitted indicating the existing boundaries/land levels etc but it seems that the site plan design has been based on ordnance survey information which will inevitably be inaccurate and does not show the full extent of the vegetation. The topographical survey is also out of date as the conifer screen to the northern boundary has now been removed which opens the views into the conservation area.

- Arboricultural Survey and Impact Assessment – it looks like the survey produced for the previous outline approval has not been updated in line with the revised designs as the report refers to drawings which are not within the application?

- Flood Risk Assessment – again this seems to have been taken from the original application with no reference to the revised design. The FRA suggests that the buildings are set at specific floor levels but this information does not seem to have been provided on the site plan as it is not based on the topographical survey. There also does not seem to be a sequential test with this application?

- Design and Access Statement – again this seems to have had minimum amendments when comparing with the original statement. There are a number of issues with this:

1. 4.0 Design Principles: The schedule of accommodation states that plots 1 and 2 are 2.5 storey. The street scene clearly defines that there are 3 floors so are in fact 3 storey units. Surely 2.5 storey units only include the second floor accommodation within the roof.

2. 4.2 Layout – this states that the development is one that responds to its neighbours in scale massing – the street scene from Church Street would suggest otherwise. It also talks about a site that is in keeping with the area – I don't think that a 3 storey townhouse style dwelling is in keeping with the historical architecture of Appleby.

3. 4.3 Scale – again this section states that the scheme has been designed to have regards to its relationship with neighbouring properties. This section of Appleby consists of modest 2 storey units with the dwellings to the front and rear of plots 2 actually being single storey. The street scene is disjointed and the scale of the proposals will overshadow the neighbouring properties. There are 2 three storey dwellings along Church Street but these are within a tight row of buildings that are on the back of the footpath within the Conservation area, not on the edge of the built form opposite fields. Plot 4 has also increased in size to a 5 bed dwelling which is considerably larger than the dwelling approved and is significantly visible from the Conservation Area. The mass of the building is completely out of keeping with the area. The approved scheme illustrated a detached garage which seems to have been at the request of the planning officer as indicated in the officer report but has been ignored on this design.

4. 4.4 Landscaping – 'Landscaping to the site will be retained where possible' – this is not the case as the established tree screen to the northern boundary has now been removed which exposes the views into the conservation area making the design of plots 1 and 2 even more important.

5. 4.5 Appearance – The design of the new properties is not in keeping with the architecture of Appleby as outlined in the village design statement. The use of buff brickwork and stone head and cills on plots 1 and 2 gives a townhouse feel to the design which is completely out of character in this location which is on the edge of the built form of Appleby.

- Heritage Statement – Again this seems to have been cribbed from the statement used of the approved scheme and has not been updated to take into consideration the increased impact that the revised design will have on the conservation area.

- Car parking – Plots 1 and 2 are four bedroom dwellings and have only 2 space allocations for each plot which is below the standard required of 3 for a 4 bedroom property. This would add pressure on Church Street which is already at full capacity with cars parking on the road.

- Service Vehicle Turning – the turning area for service vehicles (fire engine) seems to have been sacrificed in order to gain a larger unit to the rear.

The application seems to conflict with policies E3, E4 and H7 of the Local Plan and paragraphs 56 – 68 of the National Planning Policy Framework, therefore although we understand that the principle of development on the site

has been established we feel that the application in its current form should be refused on poor design due to the detrimental impact it will have on the existing neighbouring properties and the adjacent conservation area.

1599 Planning Decisions

- a. Land opposite 39 Bowleys Lane, erection of detached garage with loft – refused.

15100 HS2 (High Speed Train) project – keep on agenda.

15101 Footpaths, Hedgerows, Street and Allotment Matters

- a. Kissing gates – Cllrs Hemmerdinger and Bird had carried out a survey re the village kissing gates and distributed a report. To precis – there are 4 gates requiring urgent replacement, with 9 others requiring attention, but not urgently. Cllr Hemmerdinger proposed, seconded by Cllr Bird, it was **RESOLVED** unanimous to replace the four (urgent) gates at a maximum cost of £1800.00 or less, fitted. Three gates to be wooden and one galvanised. Cllr Whitehurst to obtain a quote for the galvanised gate. Cllr Hemmerdinger to speak to Mr Richard Denson re making and fitting the wooden gates/posts etc. Cllr Whitehurst to seek sponsors re the new gates.
- b. NWLDC had carried out a play area inspection report – this was discussed and agreed that NWLDC should have repaired the gate closure system, and Cllr Smith will organise the old swing support hole in the grass to be filled in. Cllrs Bird and Whitehurst to obtain quotes for most suitable replacement play equipment.
- c. The Clerk had obtained quotes for the legal side of producing a new lease between AMCC and the Parish Council – the quote of approximately £350.00 from NWLDC was agreed, however, delay progressing this until more information re deeds and the existing lease were investigated.
- d. 3D village sign – all agreed that the most suitable material would be resin or aluminium, showing SJMoore school, Almshouses, Church, Moathouse including water and a tree. Clerk to request a draft design from a contact.
- e. NWLDC Dog Watch programme – this is on the Parish Council web site – we need volunteers to be trained by NWLDC to help stop waste issues in the village. Clerk to obtain vandal proof signs for the play area stating ‘No dogs allowed within this play area’.
- f. The Parish Council paid to have some of the footpath hedges cut back to prevent H&S issues – these were reported to LCC who have such a long lead time it would not have been prudent to wait.

15102 Sir John Moore Foundation update – the Community Mini Bus project is taking shape and moving forward quite quickly.

15103 Village Design Statement & Neighbourhood Plan – refer to public forum minute item 1594.

15104 General Items for Discussion

- a. Speeding in the village – following a request to Highways to place vehicle activated signs along Rectory Lane or similar traffic calming methods, Highways responded stating that ‘it has been shown that there is insufficient evidence to justify any further action at this site.’ Clerk to request a copy of the Highways report and to pass Cllr Smith the ‘6 point guide’ to Community Speed Watch for addition to the PC web site.

15105 Correspondence - nil

15106 Approval of Financial Statements & Payments

- a. The payment list and bank reconciliation were reviewed and approved, **RESOLVED**, unanimous.
- b. The bacs payment list unanimously approved and signed when appropriate.
- c. The annual audit/return has successfully concluded and the Notice of Conclusion posted.

15107 Ideas for Written Piece – Parish News Line

- a. Allotments available
- b. Community Speed Watch – volunteers needed
- c. Kids throwing stones at cattle in local fields

15108 Urgent Items - Nil

The meeting ended at 9.20 pm

Date of next meeting: [September 3 2015, 7.30pm @The Stables Community room, Sir John Moore School](#)