

LOWER PENN PARISH COUNCIL

PARISH COUNCIL MEETING

4 APRIL 2019

PRESENT:

Cllr R Reade – Chairman
 Cllr J Lewis
 Cllr V Merrick
 Cllr R Waltho
 Cllr Mrs K Williams

County Cllr Mrs V Wilson
 Sgt J Dorrington
 Members of the Public

Minute No		Action
5/19	<p>APOLOGIES Received from Cllrs Brown and Ms A Williams</p>	
6/19	<p>MINUTES Proposed by Cllr Lewis and seconded by Cllr Reade and carried that the minutes of the Council Meeting held on 7 March 2019 be signed as a true and correct record.</p>	
7/19	<p>RECORDING OF ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> • Missing Road Signs (JL) • Cannebuff Site (KW) – discuss within Quarry minutes • Elections (Clerk) 	
8/19	<p>PUBLIC PARTICIPATION Sandhills Nursery, Springhill Lane Drainage There was some confusion as to whether the Environment Agency was in possession of a resubmitted scheme from the developer and the Chairman agreed to follow this up. Residents felt that the developer should not be running a business, particularly where children are concerned, without planning permission and with a sewer scheme that has not been approved by the Environment Agency, and that these omissions could affect any insurance claims that may arise. It was also pointed out that the drainage scheme has been signed off by their Building Inspector.</p> <p>Access Residents pointed out that the access has now been altered and drop kerbs provided without planning permission and further green belt land has been taken to accommodate these changes. It was also noted that further green belt land had been taken on the eastern side of the building, outside the red line. The Chairman agreed to bring this to the Planning Officer's attention.</p> <p>Asbestos</p>	<p>RR</p> <p>RR</p>

Ongoing enquiries being made by residents.

Advertising

The Chairman said there did not appear to be any breach of planning regarding the Open Days being held on a Saturday but residents disagreed on this issue.

Highways

Awaiting further response from Highways Department.

Lighting Scheme

It was reported that the current scheme was causing distress to nearby properties and the Chairman said that an Enforcement Officer was going out that evening to check the issue. If it is found to be causing a disturbance, then the Developer will need to submit a revised scheme.

Trees

Residents reported that excavations had taken place close to some of the trees with a TPO and that a great deal of tree roots had been exposed. This had been reported to the District Council and an Enforcement Officer had visited the site and given the developer 7 days to erect protective fencing or he will ensure that work is stopped. Residents were annoyed that this pre-start condition had not been adhered to already and felt that officers were not taking responsibility to ensure that all conditions were being met and carried out as detailed in the original planning permission. The Chairman said he would take this up with the Enforcement Officer.

RR

Other

Residents also reported that the developer is importing material from another site and that rubble is being dumped too close to a known badger sett.

RR

Retrospective Application

The Chairman said that due to forthcoming elections and other factors, it was unlikely that the application would be heard before June 2019. The Planning Meeting would be held in the Council Chamber and there is likely to be a reduction in the number of officers sitting on the Committee. He reiterated that members of the public are welcome to attend.

Education Authority

It was unclear as to the control the Education Authority has regarding the monitoring of the Nursery and it has not been possible to view any report from them on their web site. The Chairman confirmed that this matter was outside of the District Council's jurisdiction.

The Chairman is regularly liaising with the Planning Officer, Enforcement Officer and David Pattison to ensure that all issues and concerns are raised and investigated thoroughly, particularly in view of the potential health and safety hazards of the current drainage system. He said that the District Council has employed a Planning Barrister to thoroughly scrutinize all plans and additions/amendments and that officers will be asked to undertake site visits to obtain actual measurements and to ensure no further breaches are taking place.

The Parish Council and residents alike all agreed that they, and the District Council, have followed approved procedures and correct legal channels throughout this issue and look forward to an acceptable outcome.

9/19

COUNTY COUNCIL REPORT

Gullies

An accurate list of problem sites has been identified and the meeting discussed what steps will now be taken to resolve this issue.

VW

Seisdon Quarry

It was reported that the number of HGV's was as bad as ever and that all lorries from both the quarry and the landfill site are now travelling through Lower Penn. It was noted that the

	<p>hedge adjacent to the proposed Cannebuff site had now been netted but County Cllr Mrs Wilson was unaware of any start date at present.</p> <p>Grit Bins Nothing further to report</p> <p>Pot Holes Ongoing</p>	
10/19	<p>POLICE REPORT 07/03/19 – 04/04/19 Received and circulated by Sgt. Jason Dorrington</p>	
11/19	<p>PLANNING CURRENT PLANNING APPLICATIONS The Chairman expressed an interest and took no part in the discussions and decisions of all Planning Applications. App No: 19/00048/FUL – construction of new building for use as a D1 nursery (part retrospective) drainage works to the rear of the nursery (retrospective) and associated works and solar panels – Springhill Cottage Springhill House Springhill Lane The Parish Council agreed to object to the application on the same grounds as the previous retrospective application and with additional comments to state that we have concerns about the confusion being created by the submission of yet another retrospective application. We would strongly urge the Planning Officer to re-visit all drawings thoroughly and to carry out site visits to ensure that no other alterations/amendments/additions are being carried out without the Planning Department’s knowledge.</p> <p>App No: 19/00220/FUL Conservatory – Langley Hall Farm, Market Lane The Parish Council agreed to object to this application on the grounds of the increased footprint in the Green Belt.</p> <p>App No: 19/00177/FUL Extensions – 118 Springhill Lane The Parish Council has no objection in principle providing it complies with all Council Policies</p> <p>App No: 19/00027/FUL Replacement Barn – The Lindens Penstone Lane The Parish Council agreed to object on the grounds that the quality of the submitted information and drawings was poor with a lack of detail regarding location or size of structure and that it was also believed that there was no main sewer on site.</p> <p>APPLICATIONS CONSIDERED MID-MEETING There were none</p> <p>APPLICATIONS GRANTED App No: 18/00997/FUL – Revisions 108 Springhill Lane – Approved with Conditions</p> <p>APPLICATIONS PENDING App No: 18/00930/FUL – Change of use Veterinary Clinic – Castlecroft Road App No: 19/00048/FUL – Retrospective Nursery application – Springhill Cottage (Sandhills)</p> <p>OTHER PLANNING MATTERS Appeal: Land Adj. 62 Springhill Lane – Replacement Dwelling Further information has been sent to the Planning Inspectorate regarding the demolition of the dwelling.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
12/19	<p>MATTERS ARISING FROM MINUTES Dimmingsdale Bridge Advertising materials posted on bridge – now reported</p>	
13/19	<p>9 Springhill Park</p>	

	Work is progressing on the dwelling.	
14/19	<p>Community Speedwatch A new CSW sign had now been erected on Langley Road. The Chairman asked that all volunteers be thanked for their continued vigilance and hard work.</p>	Clerk
15/19	<p>Fly Tipping Cllr Lewis reported that the owners of the Hollybush at Ebstree had been warned about their unauthorised advertising/flyposting and that if further signage is erected, a prosecution will be made.</p>	
16/19	<p>Springhill Park Footpaths Ongoing</p>	
17/19	<p>Log Reports March 2019 Castlecroft Playing Field The Chairman agreed to check if the new bin had now been installed.</p>	RR
	<p>Village Green The Chairman asked that a letter of thanks be sent to Mr Saunders for his continued work in providing hanging baskets/planters for the village green.</p>	Clerk
	<p>The Roughts/Bus Shelters Nothing to report</p>	
18/19	<p>Bus Service – Lower Penn Nothing to report</p>	
19/19	<p>Horse Rider Warning Signs Cllr Marsh to arrange a site meeting with Highways to discuss location of services</p>	DM
20/19	<p>Small Works within the Parish If there are any areas of the parish that would meet the criteria required, Probation would be happy to assist.</p>	All
21/19	<p>BT Red Telephone Box Cllr Waltho agreed to check documentation to ensure that the electricity supply has now been disconnected. Cllr Marsh to ascertain what work needs to be carried out to improve the appearance of the box.</p>	RW DM
22/19	<p>Railway Walk Issues currently reported to Baggeridge Ranger:</p> <ul style="list-style-type: none"> ▪ Broken fencing Greyhound Lane and Langley Road ▪ Lop and thin trees on north side of Railway Walk from bridge at Greyhound Lane to Market Lane ▪ Motorbikes/quads continue to use the Railway Walk 	
23/19	<p>Land Registration Victory Hall Ongoing.</p>	
24/19	<p>Damaged Road Sign – Dene Road Cllr Marsh agreed to contact the sign makers about this.</p>	DM
25/19	<p>Stolen Post Box – Langley Road No response from Royal Mail as to whether the post box will be replaced.</p>	
26/19	<p>Notice Board Radford Lane</p>	

Date:

