

Parish Council Meeting Minutes: 25th September 2018, Scopwick Village Hall

51/2018 Public Forum

Seven members of the public attended the public forum. They took part in the discussion following the report from David Steels (agenda item 53)

52/2018 Opening

Welcome by Chair of Parish Council

Attending:

Cllr Philip Baumber (Chair), Cllr John Woodward, Cllr Janet Flett, Cllr Tim Banks, Cllr David Nelson, Cllr Matt Spry and Cllr Alistair Brackenbury

District Cllr Steve Clegg

County Councillor Rob Kendrick.

Officer: Jill Moran (Parish Clerk).

53/2018 District Council Report on Limes Care Home

David Steels, Head of Environment and Protection at NKDC outlined the position of the District Council on the issues surrounding the Limes Care Home. He said that there were three areas of concern. Firstly, planning. The current use of a 'guardian type occupation' entails no change of use from a planning perspective. Planning would only be involved if future use was other than as a care home. Secondly, housing. Current occupants appear to be licensees not tenants. They are covered by the Housing Act 2004 in that the property needs to meet standards such as adequate fire provision. These standards have been checked during 'several inspections' the latest being last week. The inspection has also checked that the number of occupants did not exceed the limit for guardianship, to ensure that the property is not being used at a 'house in multiple occupation' (HMO). The new government rules regarding HMO's come into force in October and require Landlords to comply with more stringent regulation and apply for a licence. The inspection last week found the numbers occupying to be under the limit for registration as a HMO. Thirdly, anti- social behaviour. Action can be taken by the District Council if there are reported incidents of anti- social behaviour. So far nothing has been brought to the Council's attention. Any incidents should be reported via email to environment health at ehteam@n-kesteven.gov.uk

The Councillors and members of the public raised the following issues:

- The Limes is a large site in the centre of the village. It is currently an eyesore with an uncertain future. The occupants are transitory and unaccountable and there have been incidents of anti-social behaviour which have been reported. The owner has been asked to outline his plans for the future of the site but has to date refused to engage with the Parish Council stating only his intention to reopen as a care home at some future date. As the CQC (care quality commission) certificate was withdrawn this is a highly unlikely outcome whilst it remains under current ownership. Could the current situation of occupation by 'guardians' continue indefinitely? Had the District Council seen the occupants contracts with the Landlord to ensure they were there as guardians? How many guardians are allowed at one time and what is the definition of a guardian in this context?

Answer: Mr Steels understood that the Inspecting officer had seen copies of the agreements provided to the occupants and that these would usually have to define their role as guardian. The

maximum number of guardians depended on the facilities. He understood that the maximum number was five occupants in this instance, any more and from the 1st October the property would be licensable as a HMO. He considered that it was likely that a licence would be granted in this situation and that the issue of occupancy would then be subject to the new government rules. The definition of 'guardian' is someone who lives in but looks after a property, usually in the context of a factory or industrial building and is aimed at reducing vandalism.

- How often and at what times is the property checked by the District Council? Are the inspections unannounced? If it was reported that there were more people occupying or there was a specific incident of anti social behaviour how quickly would the District Council respond? The number of people in the property increased at night when those working away returned, this can be seen by the number of vehicles outside. A visit during the day time or at weekends would find the many of the occupants absent. The property is currently being advertised with rooms for rent and is easily found with an online search.

Answer: The property has been inspected at various times but not in the evening or at weekends. The last visit was unannounced. So far any issues raised by the inspectors have been dealt with and the numbers found to be below the limit. The District Council service response time is within 48 hours.

- Does the District Council consider the impact of the use of the care home on the residents of Scopwick as the primary consideration? Residents are worried about the state of the property. When will the District Council consider applying for a Community Protection Notice? The Parish Council have been led to believe that as far as Planning was concerned the current occupation by guardians was a temporary arrangement, when does 'temporary' end? Are the District Council aware that oil is being used at the property with the boiler clearly audible? Is the owner paying business rates as he is clearly operating a letting business from the site?

Answer: Mr Steels said that the District Council would always put the interests of the local population first and deal with any reported incidents of anti social behaviour including overcrowding. The issue of the oil is a good example of local knowledge and he would ask his officers to look into it. Any correspondence received will be dealt with in confidence.

- The Limes would be a good site for community led housing. Would there be any barriers to this from the point of view of the District Council?

Answer: This would be for the planning department to consider if an application was made by the owner of the site.

Mr Steels confirmed he would look into the issues raised and report back to the Parish Council. Details of further correspondence will be made available on the parish council website under the news section at <http://parishes.lincolnshire.gov.uk/ScopwickandKirkbyGreen/>

54/District and County Councillor reports

Due to the time taken by the report from David Steels, District Cllr Clegg and County Cllr Kendrick had prepared written reports to be published parish council website with the draft minutes (see above).

55/2018 Apologies and Declarations of Interest

There were no apologies.

Cllr Banks declared an interest in the Village Meadow (Item 8 (a) on the Agenda) as an employee of the Landlord Company.

56/2018 Minutes

Notes of the meeting of the Parish Council on the 31st July 2018 were approved by the Councillors present at that meeting and signed by the Chair as the Minutes.

57/2018 Reports

(a) Clerk's Report

1. Road Safety. Following the last Parish Council meeting, a mobile data recording device with data collecting capabilities and four mounting plates was ordered from Unipart Dorman to be installed by them in October. The mounting brackets will be attached to metal lamp posts as identified by the site survey carried out by Lincolnshire Road Safety Partnership (LRSP). Following this new passive signs will be installed on the B1188, Heath Road and Main Street in Scopwick and Kirkby Green.

Eight people have volunteered for training to use the hand held speed recording devices. LRSP are arranging training and the date will be published on the parish council website.

Scopwick and Kirkby Green will be on the diversion route when the Blankney Fen Road is closed at Metherringham in October. Signs have been requested for Brookside, saying access only, to discourage people from using this road at this time.

Highways have confirmed that the signs on the B1188 which were knocked down at the beginning of the year are due to be replaced by the 16th November.

The recent damage to the newly repaired bridge outside the Royal Oak has been reported to LCC Highways. This was intended as a temporary repair only.

Also reported was the poor state of repair of the church wall at Kirkby Green.

2. Anglian Water. The sewerage system had been surveyed and the management team meeting to decide on the work to be carried took place on the 25th September. The result will be posted on the parish council website.

A date has yet to be set for the repairs to the bridge and area outside the pumping station on Main Road Scopwick.

4. Play Park Inspection. The annual ROSPA inspection took place in August. The main finding was that all the timber supports were showing signs of decay, particularly those in the grass area as they have suffered significant strimmer damage. All require replacing in the next few years. The Playing Field Committee considered the report and decided to start with a general tidy up and fork and raking of the surface bark. All existing equipment is timber and will require replacement, the Committee will design and cost a scheme to replace the equipment and add a couple of new items to 'update' the park and appeal to older children. The Committee have raised over £4000 to go towards new equipment. At their budget meeting in January the Parish Council will consider making a retention from the precept over the next couple of years to go towards the cost. The Committee will seek funding for the balance.

5. Grants Policy. The new Grants Policy is now on the website. Copies have been sent to local organisations. Applications are invited using the form in the Grant Policy by the 1st November 2018.

Copies can be downloaded from the parish council website, or by contacting the Clerk. All applications will be considered by the Parish Council at the budget meeting in January 2019.

6. Risk Assessment and Health and Safety. Cllr Banks and the Clerk completed a procedural risk assessment for the Parish Council in September. A copy of that assessment was distributed to Councillors and is available to view on the parish council website.

Planning applications received/decided since 31st July:

1. Application number: 18/1115/FUL

Proposal: Demolition of storage shed and erection of 2no. detached dwellings.

Location: Land Adjacent To Main Street And Church Lane Kirkby Green Lincoln Lincolnshire LN4 3PF

Parish Council response: 'No objection' via email 20/9/18

(b) Playing Field Committee

Draft minutes from the September meeting were circulated and are available on the parish council website and the notice boards. The next meeting will take place on Tuesday 13th November 2018 at 7pm in Scopwick Village Hall.

(c) Village Hall Committee

Cllr Flett was sad to report the recent death of Bev Kitchen. Bev gave a lot of her time to help at the village hall and will be sadly missed.

The refurbishment of the hall continued with the installation of new doormats and stage carpet.

Plans for the celebration to mark the end of the First World War on the 100th anniversary are still to be finalised and details will appear on the Parish website.

(d) Neighbourhood Planning Group

Cllr Woodward, the Committee Chair, reported that the next step for the group will be consulting with other parishes who have been through the process and then to decide on a strategy for informing the public before sending out a questionnaire in the New Year. A date has yet to be set for their next meeting, details will be published on the parish council website.

58/2018 Correspondence

A list of correspondence received by the Clerk up to the 24th September 2018 was circulated.

59/2018 Matters considered

(a) Village Meadow Car Park. Work due to begin w/b 1/10/18. Grid squares have been ordered and will be stored by Cllr Baumber until required. Blankney estates have given permission for removal of redundant timber gates and fence post. Clerk and Cllr Banks to meet with Contractor on site on 28/9/18 to confirm the work to be done and timescales. Confirmation has been received from NKDC planning that the work to be done falls within the exemptions to planning applications available to parish councils. Cllr Woodward and Cllr Flett agreed to advise the owners of properties neighbouring the meadow of the work to be done.

(b) Village Maintenance.

- **Planters** - The four donated planters for the village signs on the B1188 and at Kirkby Green will now be planted for the Autumn/Winter. Before installing, the Clerk is waiting for permission from the Highways Department.
- **Tree Survey** – The Clerk is obtaining quotes for comparison from a private company who carry out a tree survey for Blankney Estates. They are due to survey the trees on land belonging to the Estate and have been asked to quote for a survey to include the village green and the playing field on the basis that the meadow and the area of village green at Kirkby Green will be covered by the Blankney survey. The Clerk had asked other parish clerks who, if any, they used to survey their trees. Of the four responses received, three use NKDC.
- Cllr Baumber agreed to take on the role of periodically looking at all areas of the village green in Scopwick and Kirkby Green currently maintained by the Parish Council to check for anything requiring maintenance/attention. Two matters were reported. The first being fly tipping of hedge cuttings in the green lane at the rear of Willow Close. Cllr Spry agreed to have a word with the owners of the adjacent property. Concerns were raised that there had been other instances of dumping gardening and building waste in the ditch at the side of the lane and that action should be taken to discourage this activity. The Clerk will contact NKDC to ask for notices to be sent out to properties in the area. The Clerk is to report a damaged bridge head on Brookside near the public footpath and to ask the Highways department to check and maintain the two wooden footbridges over the beck.

60/2018 Finance

(a) The Council approved the following accounts summary:

Co-operative Bank current account:	balance as at 31/7/18	£ 5,099.91
	deposit account: balance as at 31/7/18	£21,841.07

A bank reconciliation statement was signed by the Chair.

(b) The Council approved the following payments:

• J Moran salary July 2018	£ 410.94
• Hills Garden Maintenance inv 81802	£ 352.80
• SKGVHC hall hire inv 35	£ 30.00
• ROSPA Annual inspection fee	£ 117.60
• Hills Garden Maintenance inv 81804	£ 194.40
• Unipart Dorman (SID purchase)	£3009.60
• J Moran salary August 2018	£ 410.94
• Hills Garden Maintenance inv 91807	£ 332.40
• Hills Garden Maintenance inv 91810	£ 194.40
• Cordon Hardware Grid squares	£3067.20
• T Gash hedge cutting	£ 225.00
• J Moran – Clerks expenses August/Sept (postage £0; other – Ink and Microsoft Office subscription £75.97 administrative - £10; travel £0)	£ 85.97
• Scopwick Methodist Church: hall hire	£ 15.00
• D Nelson: cup engraving	£ 14.99
• SKGVC hall hire inv 41	£ 15.00

The Council approved the following payments (cont.):

- J Woodward: NPG village show expenses £ 100.68
- SPCC donation towards grass cutting in cemetery £ 600.00

61/2018 Dates for future meetings

Tuesday 13th November 2018 at 7pm Playing Field Committee meeting.

Tuesday 27th November 2018 7pm Parish Council Meeting.

All meetings open to the public and to take place in Scopwick Village Hall.

Minutes submitted by:

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