

Scopwick and Kirkby Green Parish Council

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The minutes of the extraordinary Council meeting of Scopwick and Kirkby Green Parish Council, held on **Wednesday 18th June** 2024 at 7:15 pm. The meeting was held in Scopwick Village Hall. These are notes of the meeting until approved by the Council as a true record.

Present:

Cllrs M Williams (Chair), J Flett (Vice-Chair), P Baumber, P Frost, and D Nelson.

There were two members of the public in attendance.

Public Forum

The Chair welcomed everyone to the meeting being held outside the normal Parish Council meeting schedule due to the deadline date for the submission of any response to NKDC regarding a planning application 24/0524/VARCON for a property to the West of 67 Main Street Scopwick.

The Chair described the conditions and format of the meeting and asked everyone present to abide by those terms.

Resident 1 expressed concern over comments submitted by a Parish Councillor which, in his view, was both negative and inaccurate. The Chair replied that the comment was submitted as an individual and not as representing the Parish Council. He reassured the meeting that, as this was the first time it had met to discuss the issue, the Parish Council had not, as yet formed an opinion to submit to NKDC.

Resident 1 questioned why the meeting was seen as necessary when it was a small adjustment and variation to already approved planning.

The Chair responded that a number of individuals within the parish had expressed concerns, and it is the Parish Council's responsibility to consider those, the deadline date for the submission was before the next full Council meeting.

Resident 1 advised all requirements had been complied with surrounding the original build of number 67 Main Street, Scopwick, and will do so for the new planning. The resident advised he has acted as guardian of the Dew Pond since the property was built and has no intention of clearing it and added that the steel fencing is merely a security measure.

Resident 1 refuted the idea that the building will have a negative impact on drainage as there will be no water run-off into any dyke as they plan to install soak away systems. The resident stated that recent flooding to a neighbour was caused by problems in privately owned open land further north and not by build of numbers 67 and 69. The resident expressed the opinion that a contributing factor had been other drainage systems has been allowed to deteriorate, adding that flood water does not enter the pond and that any moisture there is ground water.

Resident 2 advised that when there was an investigation which found nothing of interest in the pond. The resident stated that planning permission had already been granted but as the

intention was now to move the house more than two metres forward a variation had to be submitted.

The Chair asked what had been done to protect the pond and questioned what the plans for its future were.

Resident 1 advised that he had tidied and reshaped it; and intends to move it to the west by shrinking one side, extending the other, carefully lifting and replacing the sub soil.

Cllr Frost queried why the pond was on the original plans but doesn't appear on the 2024 plan as it seems the driveway travels right through the pond. **Resident 1** explained that the plan online is not the latest version. The resident was asked if he could indicate the intended position of the pond on the plan for the Councillors benefit but declined to do so.

With no further comments, it was **resolved** to move into formal session. Cllr Williams thanked both residents for their attendance; both residents left the meeting at 7.45pm.

15. Chairman's Welcome

Cllr Williams opened the meeting welcoming everyone, thanked Councillors for their attendance, reminded Councillors to turn phone off or on silent and of emergency exits.

16. Apologies.

It was **resolved unanimously** to accept apologies from Cllrs O Davies and C Kerrigan; County Cllr R Kendrick and District Cllr A Bailey; and the Clerk to the Council - J Sargent.

17. Declaration of Interest.

None received.

18. To consider a planning application for 67 main street Scopwick 24/0524/VARCON.

The Chair informed the meeting that the applicant had contacted him by telephone prior to the meeting. This caused some concern. The Chair reminded the meeting that we can only comment on what has been submitted to NKDC.

The Parish Council had previously objected to an application submitted in 2020 when the building was further set back, and we requested the pond be protected. The applicant had agreed to these conditions and therefore planning had been approved by NKDC. It appears that the variation contradicts both conditions.

Concern was raised over drainage into the subsoil. It was noted that some time ago work on the Northwest corner of the pond had been observed. Concern was raised whether this might be altering the natural drainage and facilitating water to enter the sewer.

Views were expressed regarding the new sighting of the planned house which brought it too far forward (8-12m) and out of line with existing properties. It was felt its visual impact due to position and height made it too dominant and imposing in the local surroundings. The Parish Council's preference is that the planned property remains in the position previously approved in 2020. Whilst being happy with the positioning of the solar panels, there were concerns over some of the planned materials particularly the roofing.

There was concern that work had begun before planning approval of the 2024 plan. An extensive solid barricade had been erected but work on a new repositioned driveway had already begun.

The pond remains important. It featured on plan submitted in 2020. It doesn't appear on the plan 2024 submitted to NKDC and there was great concern that it will not be conserved. Mr Atkinsons explanation that this is not the final plan and his refusal to demonstrate its position was very worrying. Counter to the applicants statements the environmental report did indicate significant and interesting biodiversity particularly in the bottom of the pond.

It was **resolved unanimously** that we could not support the current plan. Our reasons are:

- Concern over the removal of the pond from the current plan and our strong view that it should be preserved in its natural position and condition and its capacity maintained.
- The change of sighting and consequently the dominant and overbearing impact on the local environment. Our preference remains with the positioning further back and in line with the neighbouring properties number 67 and 69.
- We have preferences over building materials

The Clerk to submit comments to the planning authority.

19. To consider the grass cutting contract.

The contractor appointed for 2024-25 had resigned and the Clerk is exploring alternatives. Details of the specification had been sent to possible replacements and awaiting responses.

Thanks were given to Philip and Simon Fenwick for the work done on the playing field and to Marc who had tackled areas including around the beck. Everywhere was looking much better.

Tudor had submitted invoices and discussion was held regarding whether to pay and how much as the work had never been completed satisfactorily. The playing field had never been cut and what work was done did not meet the specification. It was decided that the Clerk should ask Tudor for further details of what was being claimed. If it was for what should have been done according to the contract, payment should be withheld. If the invoice is for hours spent that should be paid.

Councillors requested that the Clerk provide updates on the progress in this matter in a timely manner.

The Chair thanked everyone for their attendance and closed the meeting at 8.41pm.

DRAFT

Signed:

Chair of the Council - Cllr Marc Williams

Signed:

Minute taker: Cllr J Flett

30th July 2024