

**MINUTES OF MEETING OF GRANDBOROUGH PARISH COUNCIL**  
**Thursday 3rd January 2019, 7.45 pm**

1. **Members present:** Cllrs. R Lee, M Bullen, S McArthur, Borough Cllr. E Crane, Mr B Potten and one other member of the public.
2. **Apologies for Absence** – none received
3. **Report from Cllr. Crane**
  - Pleased to report the Pig Farm appeal had been rejected. Main findings were that it was out of proportion and character of the surrounding area.
  - Concerned at the number of equestrian facility applications. She had spoken to the Head of Planning at RBC who had agreed to look into it and would hopefully form some sort of statement or policy on the matter.
  - Outline planning permission for 8 – 9 dwellings, land at Grange Farm. Concerned about drainage and sewerage system.

**Cllr. Hastie arrived at 8 pm. Public participation took place.**

One member of the public asked if the exclusion of Lodge Farm in the Local Plan, meant the Parish Council could expect there to be big increase in planning applications in the Parish. Cllr. Hastie explained that once the Local Plan was adopted, it would be in force for the next five years. This meant there should be no development outside the village envelope. Mr Potten had complained to Cllr. Hastie re' damage to tree branches by digger driver when clearing the ditches. Cllr. Hastie explained that Wayne Byles, W.S Gardens, had visited him and apologised for the damage, and he had been and sawn off the broken branches.

4. **Declaration of Interests** – none made
5. **Minutes of Meeting held 6th November 2018** circulated to Cllrs. and signed a true record.
6. **Matters Arising from the Minutes to include:**
  - a) Neighbourhood Plan - 23 people had 'dropped in'. Steering committee to meet in February to discuss draft policies. Professional advice to be sought when necessary.
  - b) Parish Council Newsletter distributed to all residents
  - c) Severn Trent Meeting – Not particularly helpful. ST confirmed they had no scope for making any contribution to ameliation upstream of the proposed 8 – 9 houses at Grange Farm. ST had fitted non-return valves to the five properties in Hill Road.
  - d) Ditch maintenance completed
  - e) Hedge maintenance to be completed in January

**Cllr. H McBreen arrived at 8.15 pm**

7. **Highways – nothing to report**
8. **Footpaths – nothing to report**
9. **Planning**
  - a) Planning consultation for prior approval and subsequent approval not required for the change of use of an agricultural building to 1 (no) residential dwelling house (Part lass Qb only – in association with previously approved PACU R18/1297 – Part Qa), off Hill Road, Grandborough for Mr Bleloch. R18/2067. All Cllrs. notified.
  - b) Planning consultation of prior notification of intention to convert 2no. existing agricultural buildings to a single dwelling house, at Littlefields Farm (formerly East and West Barn, Grandborough Fields Farm), Flecknoe Road, Grandborough Fields for R18/2016. All Cllrs. notified and no objection received.
  - c) Planning application and subsequent permission granted for erection of a single storey side/rear and a two-storey rear extension at Sharon, Church Road, for Ms N McCulloch. R18/1913

- d) Amended outline planning application, subsequently approved for eight houses, land West of Sawbridge Road, for Aitcheson Rafferty. PC response sent. R18/0405
- e) Planning application and subsequent permission granted for creation of an equestrian sand school and training ménage at land adjacent to Rose Cottage, Lower Green for Mrs H McBreen. R18/0890
- f) Planning application and subsequent permission granted for block of stables and hardstanding, Grange Farm, Sawbridge Road, for Mr and Mrs McMahon. R18/2130
- g) Planning application and subsequent permission granted for provision of a ménage etc. land adjacent to Grange Farm, for Mr and Mrs Murphy. R1729
- h) Planning application for erection of four detached dwellings and all associated work (following approval R17/1079 granted at appeal) Land east of Church Road, North of Sawbridge Road. R18/2182 Cllrs. viewed plans and discussed the application. Objections and concerns sent to RBC included:
  - i) Amendments were not minor at all. Original application was for 1 x 2 bed house, 1 x 3 bed house and 2 x 4 beds. The amended application was for 1 x 3 bed, 1 x 4 bed and 2 x 5 bed houses. A 31% increase in total bedrooms.
  - ii) The fifth bedrooms are on an additional floor level, meaning the ridge heights will present a mass likely to dominate adjacent properties and be out of keeping.
  - iii) Overall footprint will take up a much greater share of the site, with less space between and to the sides of the dwellings.
  - iv) Situated on the approach to the village and therefore consideration should be given to lessen the impact of the site by softening the landscaping.
  - v) The N P survey shows just under 50% of dwellings had 4/5 bedrooms. Residents keen to see future development show an ongoing social and sustainable mix of smaller properties.
  - vi) If permission is granted, conditions should be made to prevent any site vehicles being parked on the verge, road to be kept clean, any damage to surface or verges made good, and access to the site be from Sawbridge Road only.
- i) Planning application for erection of a single and two storey rear extension at 12 Aikman Green, for Mr N Brown. R18/2230 No comment
- j) Planning permission granted for outline planning permission for a detached dwelling etc. for Mr Hannis. R18/0831

10. **Lighting** a) Lamp No. 6, bottom of Hockley Close repaired.

#### 11. **Accounts**

- a) Payment authorised of:
  - £390.00 to WS Gardens, Lengthsman Scheme for November (814)
  - £40.00 to Information Commissioner for Data Renewal (815)
  - £36.00 to CPRE, annual membership (816)
  - £63.00 to SLCC, Clerks membership (817)
  - £960.00 to WS Gardens for digging of ditches (Aikman Green £270 and village £690) (818) Clerk to send copies of invoices to WCC and request their 2/3rds contribution towards the work as agreed in 2017. (£533.32)
  - £45.00 to Mr R Hastie, printing of November. PC newsletter (819)
  - £216.00 to Mr R Hastie, printing of posters for N. Plan (820)
  - £60.46 to E-ON for lighting maintenance ending 31.12.18 (821)
- b) Bank balance is £3463.44 (incl. above payments). Neighbourhood Plan balance is £6721.42

#### 12. **Correspondence**

- a) Mrs L Bramley's request for access to Parish Council Open Space to clear tree trimmings agreed.
- b) Election Timetable. Elections to be held on Thursday 2nd May. Due to legal requirements the Annual Meeting of Electors and the Annual Parish Council meeting to be deferred to Tuesday 14th May 2019.

#### 13. **Date of Next Meeting – Tuesday 5th March 2019**