

Gaddesby Parish Council
Minutes of the Parish Council Meeting held at Gaddesby Village Hall
on Monday, 9th December 2019, commencing at 6.45 pm.

Councillors Present

Mrs Jenny Hurst – Chair
 Mrs Pat Walton
 Mr John Simon

Mr Gary Fox – Vice-Chair
 Mr Gordon Bigam

Mrs Trudy Toon – Clerk to the Council

Mrs Helen Prangley, Director of Prangley Planning Limited
 Mr David Grundy, Landowner/Developer – Holme Farm, Rearsby Lane, Gaddesby

Action

Apologies – There were no apologies received.

Parishioner/Public Time

There were no parishioners present.

Holme Farm, Rearsby Lane, Gaddesby:

Mrs Helen Prangley, Director of Prangley Planning Limited along with Mr David Grundy, Landowner/Developer (Charnwood Developments Limited) of Holme Farm, Rearsby Lane, Gaddesby attended the meeting to answer any queries Councillors may have in relation to the planning application at Holme Farm. Councillors highlighted their concern relating to the allocation of motor vehicle parking within the development and stated that insufficient parking could lead to an over spill of parking onto the busy Rearsby Lane.

Mrs Prangley advised that they would endeavour to look at the parking within the site, however, commented that the highways within the development would be constructed to highway standards and that eventually LCC, Highways Department would adopt the highways within the development.

In addition, Councillors voiced their concern regarding the inadequate pedestrian footway when walking from the development to Gaddesby village.

Overall, Councillors considered there to be a good variation of dwellings within the development.

Minutes – Minutes of the previous meeting no's 2019/2020 46-52, having been circulated, were taken as read, approved and signed.

Matters Arising

1. **Councillor Vacancy** – The vacancy for a Gaddesby Councillor continued to be advertised on the village notice boards.

Matters Arising

2. **Neighbourhood Development Plan** – Councillor Simon advised that he collated all the comments received and loaded them onto a spreadsheet. It was hoped that a meeting of the Neighbourhood Development Plan Advisory Committee would take place on Monday, 6th January 2020. Councillor Simon would then be able to report to GPC on the following Monday, 13th January 2020.
3. **Gaddesby Children’s Play Area : Tree Root** – Councillor Simon informed Councillors that further emails had exchanged between DWF Law LLP and ‘Trinity Claims’, the insurance company acting on behalf of Mr and Mrs Lockwood.
4. **Gaddesby Lane, Barsby** – Notification had been received from LCC, Highways Department that re-texturing work would be carried out to Gaddesby Lane and Main Street, Barsby on Wednesday, 18th December and Thursday, 19th December 2019. Road closures would be in place during the two days.
The Clerk emailed LCC, Highways Department to advise that the edges of the carriageway had broken away due to the increased volume and heavy traffic using the lane. LCC advised that the matter had since been forwarded to a Highway Inspector, who would carry out an inspection of Gaddesby Lane.
Councillors raised concerns that several of the local lanes, including Dalby Road and Pasture Lane, were in poor condition with the edges of the carriageway having broken away and the highway verges spreading into the carriageway.
The Clerk was asked to report the matter to LCC, Highways Department.
5. **Overgrown Ash Tree, Gaddesby Lane, Barsby** – Nothing to report.
6. **Clerk’s Contract of Employment** – Councillor Fox made the suggested amendments to the sample Contract of Employment; this was forwarded to the Clerk. The Clerk was asked to read through the copy and would liaise with Councillor Fox regarding any further details and amendments.
7. **RoSPA Play Area Safety Inspection Report** – The Clerk reported that local handyman ‘Tave’ had carried out the agreed repairs to the wooden playhouse at the Gaddesby Children’s Play Area to an excellent standard.
8. **Additional Street Nameplate, Baggrave End, Barsby** – Nothing to report.
9. **Extension of 30 mph Speed Limit Traffic Signs, Rearsby Lane, Gaddesby** – A response had been received from Mr Zubair Novsarka, Senior Technician, Traffic and Signals at LCC to advise that whilst LCC appreciate the view of GPC, they consider such requests in accordance to the Department for Transport criteria, which is based upon a number of factors including the level of residential and commercial properties in addition to many others as stated in the previous correspondence. While a number of houses and commercial properties are present, the level (number) of developments is very small and they are well set back from the carriageway. On this basis, there is no justification to extend the speed limit. In the email of response Mr Novsarka outlined the factors in further detail including that LCC work alongside the Police in such matters and they would therefore be required to support any proposals put forward.

Clerk

Councillor
Fox &
Clerk

Matters Arising cont.

9. Extension of 30 mph Speed Limit Traffic Signs, Rearsby Lane, Gaddesby cont. – With regard to the planning application for the development of 14 dwellings on the Holme Farm Site, Rearsby Lane, Gaddesby, Mr Novsarka advised that MBC, would consult LCC to ask for their comments. However, MBC, as the local Planning Authority would make the final decision on the development. Councillor Simon reported that a meeting had taken place at Gaddesby Primary School in order to discuss the issue of speeding traffic through the village. Although, Councillor Simon was unable to attend the meeting it was reported to him that the recent speed check survey carried out concluded that 83% of motor vehicles travel at speed through the village. Further concerns had arisen within the village with a suggestion that speed cushions may, unfortunately, be required; Councillors noted the suggestion.

As Councillors understood that there had been a further motor vehicle accident within the vicinity of Coles Nurseries, the Clerk was asked to email Mr Novsarka again to ask if it would be possible to graduate the speed limit into the village, ie, reduce the speed limit to 40 mph at the Gaddesby village nameplate. The Clerk was also asked to email County Councillor Orson to advise him of the ongoing situation and to seek guidance as to the way forward in order to resolve the matter.

Clerk

10. LCC, Passenger Transport Policy and Strategy (PTPS) – Following the November meeting a letter was sent to the LCC, Safe and Sustainable Transport Team with the concerns of GPC.

Notification had since been received that following the seven community engagement events held across Melton Borough, where details of the intended changes were shared, the draft timetables had been reviewed.

However, it was noted that Gaddesby village would no longer be included on the bus route and that the existing bus service would be replaced with a Demand Responsive Transport (DRT) Service with effect from Saturday, 21st December 2019.

The revised changes would take effect from Saturday, 21st December 2019.

11. Fallen Tree across the footpath from The Lane to the field entrance, Barsby, LE7 4RH – Councillors were pleased to note that the fallen tree had been removed from the footpath from The Lane to the field entrance in Barsby.

12. The Manor, Folville Street, Ashby Folville, LE14 2TE – Following the November meeting where Councillor Bigam advised Councillors of the daily construction noise at The Manor, Ashby Folville from early mornings until late evenings, Councillor Bigam provided GPC with an update on the matter. This being that a representative, Ms Lisa Douglas from MBC, had visited Councillor Bigam, along with a parishioner of Ashby Folville, in order to discuss the issues. Ms Douglas agreed to look into the matter further to determine if the working hours could be reduced. It was suggested that homeowners near to The Manor may consider installing noise barriers in order to reduce the disturbance. Councillor Bigam advised that the MBC website states that construction working hours are from 7.30am until 7pm. However, these hours were being exceeded at The Manor.

Matters Arising cont.**12. The Manor, Folville Street, Ashby Folville, LE14 2TE cont. –**

In addition, concerns had been raised that The Manor may be used as a commercial venture in future as deliveries had been taken within the village for the ‘Leisure Centre’. The Clerk had spoken with Mr Toby Ebbs at MBC, who agreed to write to the homeowners in order to confirm that the premises should be for private use only and should not be used for commercial purposes. It had also been noted that trees had been felled within the grounds. Councillors were unsure if permission had been granted for the felling of the trees.

The Clerk was asked to contact Mr Ebbs to enquire if permission had been granted for the tree work and to ask if he had received a response from the homeowner.

Clerk

13. Fly Tipping, Great Dalby Road, Ashby Folville, LE14 2TU – The Clerk reported to MBC that a fridge freezer had been left in a gateway, near to the mobile phone cabin on Great Dalby Road, Ashby Folville. The fridge freezer has since been removed.

It had been brought to the attention of GPC that a sofa/chair had been left in the same gateway on Great Dalby Road, Ashby Folville. The Clerk was asked to report the matter to MBC.

Clerk

14. Hole in Highway Verge, Folville Street, Ashby Folville, LE14 2TE – The Clerk reported to LCC, Highways Department that a hole had formed in the highway verge opposite the Carington Arms Public House, Folville Street, Ashby Folville.**15. Street/Footpath Cleaning, Folville Street, Ashby Folville, LE14 2TE –** The Clerk contacted MBC to ask if they could arrange for the highway and footpaths to be cleaned in Ashby Folville. Councillors were pleased to note that the highway and footpaths had recently been cleaned.**16. Leaning Wall, Laurel Bank, 5 Baggrave End, Barsby, LE7 4RB –** The Clerk had written to the home owners of Laurel Bank, 5 Baggrave End, Barsby to advise that it had been noted that their boundary wall was leaning into the footpath and to ask if they could inspect the wall for safety reasons.**Correspondence**

Correspondence was either emailed or made available to Councillors as necessary.

Planning Matters

Councillor Bigam declared an interest in the following application.

a. The Lodge, Gaddesby Lane, Ashby Folville, LE14 2TG – Application submitted by Mr Jamie Lewis for full planning permission for the proposed erection of two residential dwellings and the partial demolition and redevelopment of the Lodge House along with the reinstatement of a former access route to Ashby Folville Manor House and further reinstatement of parkland to the north in place of the current access road.

Following much discussion, Councillors resolved to object to the erection of the two residential dwellings but supported the partial demolition and redevelopment of the Lodge House along with the reinstatement of a former access route to Ashby Folville Manor House. Councillor Simon agreed to draft a letter to send to MBC with the comments of GPC; Councillor Simon would forward a copy of the draft letter to Councillor Hurst prior to the letter being sent by the Clerk.

Councillor
Simon &
Clerk

Planning Matters cont.

b. Park House Cottage, 12 Ashby Road, Gaddesby, LE7 4WF – Application submitted by Mrs C Embry for a proposed new dwelling on land adjacent to 12 Ashby Road and the removal of a timber shed. Councillors resolved to support the application. However, it was noted that footpath 198 runs through the garden of the property and that provision should be made to re-route the footpath. It was the understanding of Councillors that the footpath had not been used for many years. The Clerk would write to MBC with the comments of GPC.

Clerk

‘For Information Only’

c. 7 Barrow Crescent, Gaddesby, LE7 4WA – Application submitted by Mr and Mrs R Toon, for a ‘Certificate of Lawfulness’, for a proposed rear single storey extension and garage.

d. Lawn Cottage, 12 Main Street, Gaddesby, LE7 4WG – Application submitted by Catherine Baker, for listed building consent, for the proposed reinstatement of an arched window as per the original using hardwood in the original shape. Councillors resolved to support the application.

Clerk

e. Rose Cottage, 16 Baggrave End, Barsby, LE7 4RB – Application submitted by Mr Alan Palmer and Mrs Ann Hefford for the proposed demolition of the existing dwelling and the erection of a replacement dwelling, demolition of outbuildings and the erection of a single storey dwelling and the erection of two garages/carports. Amended plans had been received in relation to the application. Councillors resolved to support the amendments.

Clerk

f. Land at Holme Farm, Rearsby Lane, Gaddesby, LE7 4XE – Application submitted by Mr David Grundy, Charnwood Developments Limited, for the proposed erection of fourteen dwellings to include the demolition of agricultural buildings. Following the matters raised earlier in the meeting, Councillors resolved to support the erection of the fourteen dwellings and considered there to be a good variation of dwellings. However, in the interests of highway safety, Councillors wished to highlight to MBC the following observations:
could provision be made for additional on-site parking?
could provision be made for an improved pedestrian footway when walking from the development to Gaddesby village?
The Clerk would write to MBC with the comments of GPC.

Clerk

Planning Decisions

a. Thatch Cottage, 18 Baggrave End, Barsby, LE7 4RB – Application submitted by Mr and Mrs Greaves for the proposed crown reduction by 1.5 metres in length of one Silver Birch Tree and for the felling of one Conifer Tree, has been granted consent to work on trees by MBC.

b. The Chestnuts, 11 Baggrave End, Barsby, LE7 4RB – Application submitted by Mr and Mrs A Thompson for a proposed single storey extension, has been granted planning permission by MBC.

c. Barsby Village Hall Green, Main Street, Barsby, LE7 4RH – Application submitted by Barsby Village Charity for the proposed pruning of one purple plum tree, one ash tree and two maple trees, has been granted consent to work on trees by MBC.

Representative Reports

- 1. Ashby and Barsby Parish Hall** – Councillor Walton had nothing to report.
- 2. Barsby Village Hall Green** – Councillor Hurst reported that ‘Carols on the Green’ would take place on Sunday, 22nd December 2019, from 6pm onwards.

Finance**Accounts paid since the last meeting:**

Melton Borough Council – Parish Council Election 2019, administration fee, total £88.35.

N.G.Pick – Playground Maintenance, 01.05.2019 to 31.10.2019, total £525.00.

Playscape Playgrounds Limited, c/o Apollo Business Finance Limited – Repairs to play equipment, Gaddesby Children’s Play Area, £2,000.00 plus 20% VAT £400.00, total £2,400.00.

Accounts for payment:

Mr Octavian Morris (Tave) – Repairs to the wooden playhouse, Gaddesby Children’s Play Area, total £661.00.

Payments Received:

None.

Estimated Balances:

Barclays Bank Business Premium Account: £12,063.79.

Barclays Bank Community Account: £2,027.65.

The latest bank statements were made available for Councillors.

Discussion of 2020/21 Budget/Precept:

The Clerk circulated to all Councillors the amended budget for 2020/21 prior to the meeting.

As previously agreed, Councillors resolved to increase the precept to £15,500.00, with the budgeted estimated total for 2020/21 being £17,135.00.

The Clerk completed and signed the MBC precept request form, with Councillor Hurst as presiding Chair and Councillors Simon and Fox countersigning the form.

The Clerk would forward one copy to MBC and would retain a further copy which would be kept on file for future reference.

Other Business

1. Large Pot Hole in Highway, Rearsby Lane, Gaddesby – It had been brought to the attention of GPC that a large pot hole had formed in the highway just past the 30-mph speed limit sign along Rearsby Lane, Gaddesby. The Clerk asked to email LCC, Highways Department to ask if they could arrange for the pot hole to be repaired.

2. Blocked Drains, Ashby Folville – Councillor Bigam advised Councillors that some homeowners in Ashby Folville were experiencing blocked drains within their properties. It was understood that the construction contractors at The Manor had washed cement slurry into the drains which in turn had caused blockages at some properties within the village. Concern had been highlighted that this may also affect the highway drains in Ashby Folville.

Clerk

Clerk

Other Business cont.

3. Severn Trent Water Sewage Works, Ashby Folville – It had been brought to the attention of GPC that a bright light at the Severn Trent Sewage Works in Ashby Folville remained on continuously. The Clerk was asked to contact Severn Trent Water to ask them to arrange to have the light switched off.

Arrangements for the next meeting –

Monday, 13th January 2020 at Ashby and Barsby Parish Hall, commencing at 6.45 pm.

The meeting closed at 8.55 pm.

Chair.

Clerk