

MINUTES OF THE EXTRA ORDINARY MEETING OF WIGTOFT PARISH COUNCIL HELD ON 9th December 2019

Present: Cllr P Craven; Cllr S Collingwood; Cllr S Baxter; Cllr G Wright; Cllr S Brigham; Cllr S Smith; Cllr B Leggott

Also Present: Members of the public

Prior to commencement of the public forum, the Chairman, Cllr Peter Craven, proposed to suspend standing orders, numbers 3f and 3g. It was resolved to suspend these standing orders for the duration of this meeting.

Public forum – The Chairman welcomed members of the public and explained that the standing orders mentioned above had been suspended to allow time for members of the public to speak.

Members of the public commented on the two planning items on the agenda. Comments were made about:
B/19/0449 – resident losing large part of garden, water main goes down Spion Kop Lane, emergency vehicles would not get down the lane; access could be a problem – currently unmade up road, no street lighting, suggest lane could be adopted by Highways, 3 properties have easements in their deeds to give right of access over the lane and share the cost of the upkeep.

B/19/0457 – site was a grass field and pit before, think spring runs underneath; pit was filled in by demolished bungalows, including asbestos, not fit to be built on; work may need to be done to prepare the site to make it suitable to build on, concerned what driving piles into the land would do to resident's property which has no foundations; site is not land identified under the South East Local Plan; land is within the conservation area and should conform to certain standards; 3 entrances to site, detrimental impact on road safety (vehicles and pedestrians) due to increased traffic entering and exiting the site at an already busy junction; boundary has changed taking in the lane, how can this happen; last green area in the village apart from the playing field.

Public forum ended at 19:24.

Chairman's remarks – The Chairman introduced the Vice-Chairman, Cllr Graeme Wright, and handed over as chair of the meeting from this point. The Chairman thanked the clerk for pulling together the meeting at short notice and wished everyone a Happy Christmas.

118/19 Apologies for absence and reasons given

None

119/19 To receive any declarations of interest in accordance with the Localism Act 2011.

Cllr SC declared an interest in agenda item 120/19 (both applications) and left the meeting.

Cllr PC declared an interest in planning application B/19/0457 and left the meeting.

Cllr Graeme Wright chaired the meeting from this point.

120/19 Planning applications as below:

Following a lengthy discussion, it was resolved that the following comments should be submitted to Boston Borough Council:

Application B/19/0449

1. The Parish Council is concerned that the application does not comply properly with point 11 where it states that the property is not to be built within an area subject to flooding. This is not the case.
2. The proposed dwelling is to be built within the conservation area of the village. The Parish Council feels that the proposed dwelling is disproportionate in size to the existing 3 smaller cottages on this lane.
3. The Parish Council has concerns about the additional traffic generated from the site and the suitability of the road for the increased traffic.

4. The Parish Council is concerned that a parishioner may lose some of his land to this development.
5. The Parish Council has concerns that there is no sustainable drainage system in place to allow rainwater to drain freely from the site.
6. The Parish Council has concerns that an increase in traffic onto an already busy junction could be safety issues for road vehicles and pedestrians. (this is linked to application B/19/0457).

Application B/19/0457

1. It is not clear what types of properties are being proposed. Type G is mentioned but not included on the diagram. The houses are split into types, can't see type G on the plan. Would it be possible to have this information please?
2. The proposed plan would increase the amount of traffic exiting on to an already busy junction, giving 3 exits from the site onto this junction. The Parish Council has concerns that this could be a safety issue for road vehicles and pedestrians. (this is linked to application B/19/0449).
3. Point 5.6 on the Design and Access statement states

“It is also notable that other allocated sites are already not developing to allocated expected quanta. For example, SUT007 which plans for up to 20 dwellings. Planning application reference number: B/19/0011 has granted permission for only 9. Whilst the current site is in Wigtoft and this shortfall is in Sutterton, nevertheless they are adjoining settlements and this current application would contribute to the shortfall.”

The Parish Council believes that this is not a reason to support an application for housing development in Wigtoft.
4. This is the last green area on the front of the village excluding the playing field, which is important to residents. It brings nostalgia and is aesthetically important bearing in mind it is in a conservation area.
5. The Parish Council has huge concerns that there are hazardous materials under the top layer of soil. This would need investigating prior to any development commencing.
6. The site was previously a natural pond where surface water drained into it. The Parish Council has concerns about groundwork that would have to be undertaken and this could have serious ramifications on neighbouring properties based on the foundations and structures they are built on.
7. The Parish Council requests clarification on point 9.4, vehicular access to the site on the Design and Access statement.
8. The Parish Council questions the boundary of the site as marked on the plan. This indicates that the plan proposes to take ownership of Spion Kop Lane. What impact could this have on residents of Spion Kop Lane?
9. The opinion of the Parish Council and residents on point 9.3 of the Design and Access statement is contrary to this. This is a subjective opinion that is not shared by the Parish Council and Residents.

Meeting closed at 20:10.

Next meeting 2.2.20 at 7pm