

North Somercotes Parish Council
Minutes of the North Somercotes Parish Council Meeting held on
Monday 28th June 2021 at 7.00 pm in the North Somercotes Village hall

There were no members of the public present. The Chairman welcomed everyone to the first face to face meeting since February 2020 and thanked everyone for observing the social distancing and other requirements in accordance with the risk management requirements.

Public Session

a. Any Policing Update – see Agenda item 11b. It was noted that this item will be removed from this section of the agenda in future.

b. Issues raised or Comments from members of the Public on agenda items or for consideration for future agenda

i. Muntjac trapped in wire fencing at Donna Nook – see Agenda item 9e below.

ii. **Noise nuisance – barking dog** – the complainant had been advised to speak to ELDC/Anti-social behaviour team as a previous approach to the neighbour had not seemed to work.

iii. **Noise nuisance – musical performances from Lakeside** – the Clerk has received enquiries about the frequency and volume of the musical events at the weekends at Lakeside, and there has also been comments made about the volume on Social Media. The Clerk was asked to ascertain what the position is on licensing in order to respond to enquiries.

iv. **Spraying of grass verges/pavement by LCC (see 9c below)** – a query had been raised regarding what was being sprayed on the pavements and verge edges round the village, and it was pointed out that Lincs County Council are doing this, not the parish council.

v. **public rights of way/footpaths/verges** – various issues with strimming/mowing/overgrown hedgerows, eg Conisholme Rd have arisen and are being dealt with as the new contractors get used to the routes and requirements.

vi. **Planting a Tree for the Queen’s Jubilee and Lighting a Beacon for the Queen’s Jubilee 2022** – it has been suggested that the parish council consider joining in with these initiatives. (see item 10 below)

vii. **Complaint about being unable to access property on Marsh Lane owing to roadworks** – this has been forwarded to the Environment Agency.

The Chairman closed the public session and opened the meeting at 7.10pm.

28/6/21-1 a. Present: Cllr Stephen Brooks (Chairman), Cllr Neil Drewery (Vice Chairman), Cllr Stuart Arundel, Cllr John Kennedy, Cllr Roger Maidens, Cllr Danny McNally, Cllr Trisha Newman, Cllr Shaun Smalley, Cllr Paul Walmsley, Cllr David Wallis, Sheila Pearce – Parish Clerk and Responsible Financial Officer. Apologies had been received from District Cllr Rickett.

b. Apologies for Absence – it was RESOLVED to accept Cllr Cousins’ absence and the reason given.

28/6/21-2 To receive any declarations of pecuniary or non-pecuniary interest on any item on the agenda in accordance with the Localism Act and the Council’s Code of Conduct and Standing Orders

Cllr McNally declared a non-pecuniary interest as a member of the ELDC Planning Committee, and Cllr Walmsley declared a non-pecuniary interest in planning Agenda item 6bi at 7.11pm.

28/6/21-3 Minutes of 5 May 2021 Annual Meeting and Monthly Meeting – it was RESOLVED to adopt and sign the notes as accurate minutes, and the Chairman signed them accordingly.

28/6/21-4 Notes from the Annual Parish Meeting – the draft notes of the meeting were received, and these will then be approved at the next parish meeting in 2022.

28/6/21-5 Clerk’s Report on matters outstanding – for information only:

a. Public Toilets Refurbishment – see item 8 below, **Business Rates change** – £989.96 refund will be received for the removal of business rates on toilets **b. Annual External Audit** – submitted as agreed **c. S106 Conisholme Rd** – see 6a

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below d. **PROW FP28 – refusal of access to/from foreshore** – see 9b below e. **Coastal Path progress** – see 9d below f. **Blocked gulleys on Warren Rd** – these were jetted on 18/6 but standing water after heavy showers is still a problem g. **Community Orchard** – loss of one tree (Allington Pippin) which the Clerk will look into getting replaced h. **Cemetery outstanding issues/meeting agenda** - see 7 below i. **Parish Council Website** – looking at establishing formal arrangements for future updating as the new system is so unwieldy to update and add items to.

28/6/21-6 To consider Planning applications received/RESOLVE the way forward on these/other Planning matters

a. Enforcement Issues/Actions:

i. **S106 Conisholme Rd** - the Clerk noted that as discussions were underway to satisfactorily resolve the affordable element of the development, Enforcement action by ELDC has been put on hold.

ii. **Beachview Stud** – Enforcement are looking into the various structures on site including the two static caravans, and Lindsey Marsh Draining Board have commented on the drain issue.

b. Planning applications for approval:

i. **N/132/00919/21 - Modification of Planning Obligation relating to Section 106 for planning application reference number N/132/00057/19 which relates to affordable housing requirements. LAND ADJACENT DAMAR, CONISHOLME ROAD** – it was RESOLVED to ratify the Council's response to object to the proposed S106 agreement amendment to an off-site contribution towards affordable housing instead of building the agreed 2 properties.

ii. **N/162/00834/21 - Erection of a detached holiday cottage (works completed). BEACHSIDE STUD, WARREN ROAD** – it was RESOLVED to ratify the Council's response to object to the proposal to replace an old building without extant planning permission with a new replacement building.

iii. **N/132/00960/21 - Extension and alterations to the existing dwelling to provide a snug. ROSEDENE, FIELD LANE** – following discussion it was RESOLVED to support the application.

c. Planning Applications Approved – to note:

i. **N/132/00610/21** - Extension to existing dwelling approved without workshop building - Granary Cottage, Keeling St

ii. **N/132/00828/21** - Change of use/conversion to outbuilding to provide beauty salon. Wellyn Lodge, Marsh Lane

28/6/21-7 Cemetery

a. **The proposed Agenda for the Annual Cemetery Meeting** on 17th July 2021 at 10am was noted and agreed.

b. **Any proposed changes to Cemetery Rules & Regulations**, the Clerk is still amending these but in the meantime it was RESOLVED that installation of Plaques in the GOR for persons or cremated remains not interred in North Somercotes Cemetery would be permitted at the usual rates.

28/6/21-8 Public Toilets Refurbishment – following consideration and discussion it was RESOLVED to request pricing for two unisex disabled/able bodied use, toilets and storeroom, to include baby changing..

28/6/21-9 Highways, Paths and Lighting – to discuss/RESOLVE the way forward on relevant Highways issues

a. **verbal update on problem log** – as noted in the public session, the jetting of the gulleys on Warren Rd had taken place but it is a soakaway system only, and not connected to the sewer system so this will need to be remedied to make any difference to the long-lasting problem of standing water outside the school.

b. **PROW FP28** – discussion took place on the recent removal by Lincs County Council of the Right of Way sign (which clearly stated 'to the foreshore') and the new replacement without this wording, as well as the continued prevention of access to and from the beach/foreshore from FP28. It was noted that the DIO's proposed diversion/ alternative proposed route to the beach and foreshore is going to be permissive, and as such permission to use it could therefore be removed at any time. The Council therefore unanimously RESOLVED to submit a request for Definitive Map Modification Order to have the access on to the beach/foreshore added to the Definitive Map at this location on the basis of long standing historic use, as of right, to access the beach paths.

c. **Spraying of grass verges/pavement by LCC** – following a complaint from a parishioner the Clerk was asked to make a formal request through County Cllr McNally for information about what is being sprayed on the pavements and for a copy of the relevant H&S data sheet, to reassure those with dogs etc that it is safe to use the pavements and verges immediately after spraying.

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d. Coastal Path – to consider and RESOLVE the Council’s response to the proposals by the deadline of midnight on 7th July 2021. Following discussion, it was RESOLVED that the Clerk should submit two responses: one to cover the unacceptable overlap of the Exclusion area in the Realignment Site, which is currently shown over the public rights of way on FP18 in Grainthorpe and North Somercotes, and one to cover the fact that access, as of right, from FP28 on to the main Coastal Path route, and the alternative seasonal route, need to take account of the impending DMMO request as noted in 9b above, to ensure that access recognises the longstanding use to access the beach paths/foreshore as of right.

e. Response from EA to Muntjac trapped in fence – following discussion it was RESOLVED to respond to the email received, prior to escalating the complaint, if necessary.

f. North Somercotes Footpath Leaflet – the Clerk noted a proposal to redo the leaflet and correct some of the out of date information. LCC would produce the artwork in the generic style, with the parish council to arrange/pay for printing as required. The Clerk will check the format of the leaflet and see if it would allow advertising, to raise funds to pay for printing. Clerk to bring copies of the leaflet to the next meeting for Cllrs to consider if they wish to keep the same images/information or make any changes.

g. Proposals for the naming of the new housing development on Conisholme Rd – following discussion it was RESOLVED to support the proposal to call the development road ‘Tulip Way’. The Clerk will notify the developer and also reiterate the need for them to consult Lincs County Council Highways regarding the proposal to plant Tulips and Daffodils in the verge owing to potential for ongoing maintenance issues/costs and to be clear on the liability for those in the future.

h. Any other/urgent highways issues:

- i. Churchill Rd junction with Keeling St and Woolpack Meadows junction with Keeling St** – it was discussed that parking around these junctions makes emerging safely into the traffic very difficult, especially if the oncoming traffic is not obeying the 30mph speed limit
- ii. South Road junction with Keeling St** – similarly, concern was expressed that the numbers now parking again along both sides of the junction by the Axe and Cleaver were making it difficult to emerge safely onto Keeling St. Clerk to confirm request to County Cllr McNally to see what, if anything, can be done with regard to the highways rules on road markings for example, to try and alleviate the problems.
- iii. 30mph stickers for dustbins** – following a question from a councillor the Clerk will look into obtaining further supplies of these and the associated costs.

28/6/21-10 The Queen’s Jubilee – 2022

a. Planting a Tree and b. Lighting a Beacon for the Queen’s Jubilee - it has been suggested by parishioners that the Parish Council take part in the proposals, and this was discussed. It was agreed that this would be put forward on a future agenda, which would need to consider the possible locations for the tree and the beacon, and the likely costs.

28/6/21-11 To receive reports from councillors who are representatives on Village Organisations/Committees

- a. Playing Fields Association - Cllr Walmsley** – subject to COVID regulations in force at the time, the Party in the Park on 14th August is currently expected to go ahead, but this will be confirmed nearer the time.
- b. Police Panel – Cllr Newman** provided an update on the disbanding of the Neighbourhood Policing Panels and the change to online Q&A sessions and the use of social media. Cllr Newman will update on policing matters as relevant to her involvement of the various activities as Chair of the Lincs Police Independent Advisory Group (IAG)
- c. Emergency/Flood Planning – Cllr Newman/Clerk** - no report
- d. Village Hall Committee** – no report
- e. DTE Wildlife Group – Cllr Newman/Clerk** – no report

28/6/21-12 Finance

- a) the bank reconciliation for May and June 2021 was received and checked
- b) it was RESOLVED to approve the schedule of income of £93 and expenditure of £5,929.24 for May and June
- c) any urgent/other Financial matters – see separate Confidential Agenda item 15 below

28/6/21-13 General Correspondence for June, Website Updates and Communication – these were noted. The Clerk noted that proposals for having an external person maintaining the website on a monthly basis were being

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looked into as the new content management system provided by Lincs County Council was not as user-friendly as the previous website set up, and took much longer to populate and update.

28/6/21-14 Future Meetings Dates/arrangements for the conduct of council business

a. future meeting dates: the meeting on 26th July will be booked for the Village Hall if available. There is no meeting in August and the meeting on 27th September will also be booked for the village hall if available. Items for the next agenda will include a draft Investment Strategy and Policy (required as the parish council has in excess of £100k reserves, currently in various investment accounts with the Charity Bank and The Melton Building Society).

28/6/21-15 Confidential Matters – it was RESOLVED that the Council should move into closed session by reason of the confidential property matters to be transacted – there were no members of the public/press in the meeting at this point.

a. to consider the Clerk’s Confidential Report on the proposed use of the capital receipt from Chapel Field of £150k plus a portion of the accrued reserves of £45k Chapel Field contingency, to purchase a property for renting out to secure a return on investment of the capital.

The Chairman confirmed the opportunity which had arisen for the investment of the receipt from the sale of the land at Chapel Field for affordable housing, which he had discussed with councillors. The Clerk has checked with LALC (Lincolnshire Association of Local Councils) that the parish council has the appropriate power to become a landlord as detailed in the Report. Discussion followed on the likely level of rent, and how this would generate a much better return on the investment than the current interest rate. Following a query about alternative use of the £150k, the Chairman clarified that where land is sold, the money is a capital receipt and can only be used for capital purposes, such as the purchase, construction or enhancement of an asset, or the repayment of debt. It cannot be used to meet running costs, nor to reduce the precept.

Therefore the £150k can be used to acquire the property as proposed, and the income from the rental, after setting aside sums to pay for associated outgoings such as insurance, repairs and renewals, annual safety checks, etc could then be used to benefit the community in various different ways. The Clerk noted that she would be drafting an Investment Strategy for the council, in accordance with the JPAG Guidance and Audit requirements, to detail the investment and reserve arrangements, and the Risk and Asset Registers would also require updating at the appropriate time.

It was then RESOLVED to proceed with the purchase of the property, and the detailed minute of all resolutions in connection with the purchase are listed in the Confidential Minutes of this section of the Meeting.

Sheila Pearce
Parish Clerk & Responsible Financial Officer

Signed
Chairman

Date