

North Somercotes Parish Council
Minutes of the North Somercotes Parish Council meeting held in
St Mary's Community Hall on Monday 27th October 2025

There was 1 member of the public present. District Cllr Paul Rickett was in attendance and County Cllr Bayleigh Robinson had given his apologies owing to a previous commitment.

The Chairman welcomed everyone to the meeting and commenced the public session at 7 pm

Public Session

- a. **Comments/Updates from members of the public on agenda items or issues for consideration for future agenda:**
- i. **Overgrown/high hedge at Evison Way** – a request had been made in July for the hedge to be trimmed back off the pavement; a further letter and a high hedge leaflet will be provided following further complaints.
 - ii. **South Rd Planning Applications 03284 and 03285** – the Clerk noted that she had been contacted by the applicant who had asked what the council's view would be. The Clerk noted that it would be discussed and determined at the next meeting and that the applicant could come to that meeting and put his case to the council in the public session at the start of the meeting. She had also offered to provide a copy of the agenda for information and advised the applicant to contact East Lindsey District Council in relation to his specific personal circumstances. The Clerk had also confirmed that the main points to be considered were the fact that the planning permission for the industrial units was only granted with the inclusion of the green space at the north and south of the site both to protect neighbour amenity and to preserve the open rural landscape on the edge of the village, and that the ELDC Coastal Policy and flood risk, which was Danger to All at the application site, would not allow for highly vulnerable development at this location.
- b. **Comments/Updates from Lincs County Cllr Bayleigh Robinson** - the Clerk noted that in Cllr Robinson's absence she wanted to thank him on behalf of residents for helping to get the Brown's Lane and Traveller's Joy road marking situation resolved.
- c. **Comments/Updates from East Lindsey District Councillors Danny McNally/Paul Rickett**
- i. **Energy Grants** - Cllr Rickett noted that following a query from the Clerk about energy provider grants, that the East Lindsey District Council still have the Home Energy Advice and Retrofit Team (HEART) which aim to support residents in the local community who may otherwise struggle to access help and advice through in-person support with home energy advice and information on energy improvements/grants which may be available.
 - ii. **South Somercotes Parish Council** – the current position was clarified and anyone living within the parish or within 3 miles of it (for the previous 12 months or more) could apply to be a councillor.

The Chairman closed the public session and commenced the formal meeting at 7.12pm

27/10/25-1a. Present: Cllr Stephen Brooks (Chairman), Cllr Neil Drewery (Vice Chairman), Cllr Stuart Arundel, Cllr John Kennedy, Cllr Roger Maidens, Cllr Daniel McNally, Cllr Patricia Newman, Cllr Lynda Plater, Cllr Shaun Smalley, Cllr David Wallis, Cllr Paul Walmsley, Sheila Pearce – Parish Clerk & Responsible Financial Officer. In attendance District Councillor Paul Rickett for part of the meeting.

b. Apologies for Absence – County Cllr Bayleigh Robinson.

27/10/25-2 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 had declared his interest in Planning Matters as a member of the ELDC Planning Committee at the start of the meeting at 7pm and would not therefore be voting on any planning applications.

27/10/25-3 Minutes of the meeting held on 22 September 2025 – it was RESOLVED to adopt the notes as accurate minutes, and they were signed and dated by the Chairman.

27/10/25-4 Clerk's Report on matters outstanding – for information only

a. Cemetery - Chapel Doors – work commenced 16/9 **b. Chapel Field Future Use/Disposal** – see 12 below **c. St Mary's Bell Ringers** – Rope ordered **d. Defib Maps for each location in the village** – checking map **e. Orchard area** – replacement trees being checked **f. Dog Fouling/Public Space Protection Officers visits** - no further progress **g. Policies and Procedures** – schedule of updates outstanding **h. Bench on marsh Lane** – no progress **i. Biodiversity Action Plan** – LWT to reschedule further audit **j. Cemetery Statutory Records digitisation and mapping** – ongoing

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k. Cemetery historic paper records – further repair to be rescheduled **l. Records Management** – ongoing **m. Flagpole** – see 5 below **n. Defib Training** – dates to be organised **o. Remembrance 9 Nov** – arrangements confirmed for Bugler, reading, road closure, and refreshments **p. Unsafe Memorials** – work commenced **q. Criminal damage to ‘private road’ sign on Bank End** – police visited **r. Cemetery Trees** – inspection carried out 20/10, quote for works awaited **s. Weeds in kerbside** – LCC sprayed **t. Quinquennial Inspection** - to be arranged **u. Cemetery - reminder letters re temp grave markers** to be done, **annual electric safety check** requested, **bulbs** purchased and ELDC team contacted to arrange planting **v. ASB** – discussing with PCSO 29/10 including recent incident when toilet rolls stuffed down pan and ball repeatedly being kicked against Somercotes House wall on Keeling St. **w. suspicious activity** – confirmed that this needs to be reported to the police at the time it occurs or as soon as possible thereafter.

27/10/25-5 Initial discussion on budgets for 26/27 - to consider potential issues affecting budgetary proposals for 26/27 and RESOLVE the way forward

- a. **Forecast outturn versus budget for 25/26** – showing spend against budget has been circulated for information.
b. **Discussion took place on potential projects requiring funding**

i. **Speeding vehicles** – School Lane and elsewhere. Speeding in the village is a shared concern and the proposal for poles to be erected at key points around the village and a Speed Indicator Device to be purchased and moved around the poles as required will be taken forward and costed. Cllr Robinson has suggested that the parish council could look at reinstating the community speedwatch, but this was unlikely to be feasible.

ii. **Flagpole** – the Clerk fed back comments from adjacent properties on Jubilee Road regarding potential disturbance, as well as discussion with the Axe and Cleaver regarding potential replacement/use of their flagpole. It was agreed not to progress this project further at this time given other priorities.

iii. **Youth Club** – the £1k set aside in the budget last year has still not been used despite numerous reminders so will be kept in notional reserves. The Clerk confirmed that it could be used to support running costs providing these were detailed and requested, as well as specific projects and activities.

iv. **Other potential projects – Bowls Club, Feature for Garden of Remembrance (income generating).**

It was confirmed that the parish council does not have authority to place any items in/on the highway without permission, and the County Council specifically does not allow new mirrors to be installed for various safety reasons.

The Clerk has provided the information on the costs and income accruing for the Woolpack Meadows property, and a detailed budget narrative will be provided at the next meeting once the inflation figure is known. Following further discussion, Cllrs McNally and Rickett indicated that there was money left in their Councillors' Grant scheme that could be used to pursue the SID in the current financial year so the Clerk will request and complete the necessary form asap.

27/10/25-6 To consider Planning applications received and RESOLVE the way forward on these and other Planning matters

- a. **Planning applications for consideration – to discuss the applications received and RESOLVE the way forward:**

i. **South Road – 03284/2/FUL – Land next to Lindis House** - Change of use of land to provide a temporary traveller site and provision of hardstanding (works commenced) and

ii **South Road – 03285/25/OUT - Land next to Lindis House** – Outline erection of 1No dwelling

Lengthy discussion took place on the two applications for the land which was to be kept as a green area at the north of the industrial units development site. The removal and sale of the piece of land from the development site had taken place before the remainder of the development site was sold, so councillors also questioned how could the planning permission for the industrial units proceed, when it could not now be developed in accordance with the approved drawing? It was also discussed that the council had previously strongly objected to the caravan site at the rear of the industrial site, which ELDC had approved against its own Local Plan Policies, and that the parish council had also made its views quite clear regarding that no further development should be permitted on the two areas to be kept as open green land when supporting the limited development of the 5 small industrial units. The need to protect residential amenity at the north and south ends of the site, as well as protect the rural views and character of the landscape, and along with the flood risk – Danger to all - at this location were significant material planning factors. Councillors were very sympathetic to the situation that the applicant was in, given that ELDC appeared to have failed to bring forward the Gypsy and Traveller sites laid

out in the Local Plan but did not believe that the special circumstances outweighed the other important material planning factors. ~~The Clerk was asked to provide a detailed response~~

It was RESOLVED to object to the application 03284/25 Residential Caravan site, and the Clerk was asked to prepare a detailed response as per the discussions and history of the site.

With regard to the application for the outline dwelling 03285/25 OUT, councillors did not see how this could proceed for the same reasons that they had objected to the residential caravan site. However, should ELDC consider that the land set aside for a green space could be considered an Exception Plot for some reason – despite the parish council believing this was not possible – and the applicant could meet the Local Connection criteria, then conditions should be placed upon the development to prevent overuse and negative impact on neighbour amenity. The layout would need to be changed to put the development in line with the build line on South Rd and place the garage to the rear or it would impact negatively on the amenity of neighbouring property having an overbearing effect owing to having to be built out of the ground for flood risk purposes. The obtrusive fence would need to be addressed, along with landscaping. A section 106 Agreement would be required, and the plot would have to be sold at 85% of market value in perpetuity for Local Connection Criteria applicants only.

It was RESOLVED to object to the Outline Dwelling 03285/25, for the detailed reasons considered and the Clerk was asked to include the observations and comments discussed.

However, it was also noted that this still left the continued development of the industrial units unable to proceed as per the approved drawing, and as discussed at previous meetings since June 2025, and Enforcement have yet to deal with this situation.

iii. South Road – 03393/25 NMA South Rd Industrial Units - Non-material amendment (approved plans) to that previously approved under Permission ref: N/132/1916/20 to front and rear elevations to reduce glazing.

Councillors discussed that comments should also be made on the Non-Material Amendment for the industrial units as it did not appear that they could now meet building regulations requirements to maintain a 5m gap for fire safety purposes or to retain the green field area at the north end of the site, so it was unclear how that development could now proceed. The issues around the failure to keep the green area to the south of the industrial unit site had also been discussed at length and should be raised again with Enforcement, including the fencing which had now been erected blocking the rural views that were to be retained, and non-native conifer trees planted, despite the conditions stating that any landscaping – with native trees and hedging – was to be agreed before these were carried out. Previous emails pointing out these issues have not received any response from Planning Officers or Enforcement.

It was RESOLVED to support the changes to the glazing in principle, but with the comments regarding the apparent inability of the development to proceed as per the approved drawing as noted earlier in the meeting.

iv. Keeling St - 03440/25/FUL – Albion House - Extensions and alterations to existing dwelling to provide additional living accommodation.

Following discussion, it was RESOLVED to support the application for additional living accommodation.

b. To note planning applications approved: none

c. To note planning applications refused: none

d. Planning Applications appealed: none

e. Enforcement Issues/Actions: Any update on reported issues/new issues:

i. Two Static Caravans on land/stables on Common Lane – an update had been requested but had not yet been received, since the last email of 8 October, and the two caravans were still on the land despite being served with a 28-day notice, with 15 extra days, both of which have expired.

ii. Land at South Road – N132/01916/20 Five Industrial Units to receive an update following concerns raised regarding apparent non-adherence to planning permission conditions and RESOLVE the way forward.

Concern was again expressed regarding how this matter is unfolding and ELDC's apparent lack of progress in dealing with the failure to adhere to the planning permission, or indeed the validity of the planning permission

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to proceed now that the approved plan can no longer be complied with, without a further material planning application to address the issues now raised, and the queries that have been raised and remain unanswered.

f. Significant infrastructure projects

To be aware of the emerging picture in respect of the large volume of infrastructure projects across Lincolnshire and the potential impact for food security, tourism, etc.

The Clerk has circulated links to the website for LAND – Lincolnshire Against Needless Destruction - which illustrates the huge number of infrastructure projects planned for Lincolnshire as a whole and the associated amount of agricultural land that will be lost if these all go ahead, and the impact of some of these projects were briefly discussed.

27/10/25-7 Highways, Paths and Lighting: To consider outstanding/new issues and RESOLVE the way forward

a. verbal update on problem log/outstanding issues which have been raised with LCC Highways, including:

- i. Warren Rd drainage** - Oasis side - works still awaited
- ii. Reinstatement of road markings after road dressing** – Browns Lane and Travellers Joy changes have now been completed, though it was noted that some road markings have been removed that it was not necessary to do so, and left rather a mess. Thanks were expressed to County Cllr Robinson for helping to resolve this matter.
- iii. i. Hedge on Jubilee Rd** – has now been cut back to boundary hedge
- iv. Privet Hedge on Conisholme Rd** – reported on Fixmystreet as per LCC request, but ‘no further action’ response received despite it being flagged as a safety issue and now well outside the property boundary. Clerk to look at doing letter form parish council.
- vi. Footpath Reviews** – underway
- vii. Evison Way conifer hedge** – leaflet to be provided to the person who had raised concerns, and further letter to be done (last one done in July 25).

27/10/25-8 To receive reports from councillors who are representatives on Village Organisations/Committees

a. Playing Fields Association - Cllr Walmsley – the next project will be the outdoor Gym.

b. Police Panel – Cllr Newman – the Enhanced Video Response trial has gone well, logging over 2,000 incidents with the majority taking up the opportunity to have a video discussion. The numbers dealt with, and the speed of processing compared to sending people out, indicates it is a good use of time and helps prioritise more urgent cases for in-person attendance. The response has been favourable with some issues and complaints received, with less elderly people taking up the video option which needs looking at, and the scheme is expected to be rolled out across the county.

c. Emergency/Flood Planning – Cllr Newman/Clerk – no report

d. Village Hall Committee – Cllr Plater – The Christmas Fayre will take place on 13 December.

e. DTE Wildlife Group – Cllr Newman/Clerk – Seal Season has started

f. Youth Club – Cllr David Wallis – the club has reverted to Wednesday night only, and they are waiting for the shelving and toilet works to be completed.

27/10/25-9 Finance

- a.** the bank reconciliations for October 2025 were received and signed by the Chairman and Cllr Walmsley.
- b.** It was RESOLVED to approve the schedule of receipts of £28,571.37 and payments of £5,333.92 for October 2025, noting that there had been a refund of £75 for the Bowls club topsoil owing to late delivery, plus additional expenditure of £75 for a replacement tap at toilets.
- c. Investment of Reserves** – the Clerk now has the final signatories to open the savings account with Charity Bank.
- d. Any other/urgent financial matters** - none

27/10/25-10 To receive/note general Correspondence for October – These have been circulated as required.

27/10/25-11 Agenda items for the next meeting to be held on 24th November 2025 in St Mary's Church Hall

Chapel Field disposal of residual land, Speed indicator Device, 26/27 Budget preparation.

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27/10/25-12 Confidential Property and other Matters – It was RESOLVED that the Council would move into closed session by reason of the confidential property and other matters to be transacted. The member of the public left the meeting at this point.

a. Confidential property matters, including an update on the disposal of the residual land at Chapel Field

- i. The Clerk provided a status report on the disposal of the land at Chapel Field, including the fees expended to date, and the remaining fees to be paid which are set aside in the notional reserves, which was noted.
- ii. The Clerk will ascertain the provision and cost of legal advice for the Chairman given how the South Road Industrial units site is unfolding and the apparent questionable validity of the planning permission proceeding now that the approved plan can no longer be complied with.

b. To discuss confidential 26/27 budget items

Following discussion, and in accordance with the Council's powers under the LG and Rating Act 1997, S31, the Clerk was asked to investigate the likely costings for the crime reduction measures considered to inform budget setting for the November meeting.

The Chairman thanked everyone for attending and closed the meeting at 8.51 pm.

Sheila Pearce

Parish Clerk and Responsible Financial Officer