

North Somercotes Parish Council

NOTICE IS HEREBY GIVEN

Minutes of the North Somercotes Parish Council Meeting held in St Mary's Church Hall on Monday 24th November 2025

There was one member of the public present. County Cllr Bayleigh Robinson was in attendance and District Cllr Paul Rickett had given his apologies. The Chairman thanked everyone for attending and opened the meeting at 7pm

Public Session

a. Comments/Updates from members of the public on agenda items or issues for consideration for future agenda:

i. The Clerk noted that discussion had taken place with PCSO Jad regarding the possibility of the lighting at the playing field being turned on for a couple of hours at night during the dark nights and this was being looked at by the Playing Field Committee.

ii. The Clerk had received a complaint about people parking all around the junction at the corner of School Lane/Warren Rd/Keeling St making visibility at the junction poor, and had passed this on to Cllr Robinson to see if some double yellow lines would be appropriate, along with an enquiry about the possibility of extending the 30mph along School Lane to Church End as there is no footway.

iii. **The Sycamores Development** – The Clerk noted that she had received two enquiries from parishioners regarding the long-standing development at The Sycamores on Keeling St and had confirmed that the original planning permission had been granted back in the 1960's and discussed several times since then, particularly around the time of the Local Plan Development consultation between 2016 and 2018. It appears that this information has not been provided by the District Council when local searches have been undertaken during property purchases since 2020. See agenda item 6 below.

b. Comments/Updates from Lincs County Cllr Bayleigh Robinson

Cllr Robinson commented on the Crime Prevention evening that had taken place with Chris Philips and that Chris was happy to visit and advise householders regarding steps they can take to safeguard their property. The work continues on the road surface repairs and testing of samples and reports of potholes etc should be made on FixMyStreet. Cllr Robinson will check if there is any cost to the parish of having a brown Tourist information sign put up on Marsh Lane to direct traffic down to Donna Nook, and the Clerk will do a letter once this is clear. This would help the situation that the RAF have of people going to the base instead of the car park when following the sat nav directions.

c. Comments/Updates from East Lindsey District Councillors

Cllr McNally noted that the main item at the moment was the Local Government Reorganisation.

The Chairman closed the public session and commenced the formal meeting at 7.15 pm

24/11/25-1 a. 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 County Councillor Bayleigh Robinson for part of the meeting.

24/11/25-2 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 declared his interest in planning applications at Agenda item 6 at 7.15pm as a member of the District Council Planning Committee.

24/11/25-3 Minutes of the meeting held on 27 October 2025 – it was RESOLVED to adopt the notes as accurate minutes, and the Chairman signed and dated them.

24/11/25-4 Clerk's Report on matters outstanding – for information only

a. Cemetery - Chapel Doors – work on the first door is nearly complete **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 ordered **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

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i. Biodiversity Action Plan – pending LWT further audit **j. Cemetery Statutory Records digitisation and mapping** – ongoing **k. Cemetery historic paper records** – repair to old grave log to be rescheduled **l. Records Management** – ongoing **m. Defib Training** – dates to be organised – probably half term in Feb now **n. Remembrance 9 Nov** – thanks to Bugler and Village Chaplain, and WI for poppies, and provision of sound equipment. £13 donation for RBL raised from contribution to refreshments and paid into RBL **o. Unsafe Memorials** – work completed, with an increase of £100 to the base costs for 5 large crosses **p. Criminal damage to ‘private road’ sign on Bank End** – this criminal damage continues so the police are now taking action **q. Cemetery Trees** – inspection carried out 20/10, see 9 below **r. Quinquennial Inspection** -to be arranged once doors completed **s. Cemetery - reminder letters re temp grave markers** to be done, **annual electric safety check** – date awaited, **bulbs** purchased and planting 24/11 **t. South Road Planning Applications 03284 and 03285** – objections and comments submitted as requested **u. Privet hedge on Conisholme Rd and high hedge on Evison Way** – letters to be done **v. Christmas Tree** – due to be delivered 25/11

24/11/25-5 Discussion on budgets for 26/27

The Clerk’s budget narrative, draft budget proposals and notional reserves had been circulated and were discussed and considered.

a. Forecast outturn versus budget for 25/26 – the Clerk noted that the council is on target to complete the year within budget, using relevant reserves for any agreed items that are over budget.

b. Proposed budget and precept requirements for 26/27 - The current number of band D properties is 575 so once this number is confirmed by ELDC in December some minor adjustments may need to be made, but in the meantime, it was RESOLVED to accept the Clerk’s proposals for the 26/27 budget requirement of £54,177 which results in a precept requirement of £47,520. This is an increase of £1,955 on last year’s precept, just under 4.3%, equal to the year-on-year RPI. This means an increase of 6p per week to £1.59 per week up from £1.53 per week for a band D property, or £82.64 per annum, up from £78 per annum – a difference of £3.40 pa.

c. Notional Reserves inc Woolpack Meadows reserve – the schedule of receipts and payments for Woolpack Meadows and the proposed Notional Reserves schedule had been circulated and the various items were discussed and noted.

24/11/25-6 To consider Planning applications received and RESOLVE the way forward on these and other Planning matters

a. Planning applications for consideration – none.

b. To note planning applications approved:

South Road – 03393/25 NMA South Rd Industrial Units - Non-material amendment (approved plans) to that previously approved under Permission ref: N/132/01916/20 to front and rear elevations to reduce glazing.

The Clerk noted that there has still not been any reply to the questions raised regarding how the planning permission could proceed when 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 required in accordance with the planning permission at the north end of the site. A further email had been sent regarding the failure to keep the green area to the south of the industrial unit site and the fencing which had now been erected blocking the rural views that were to be retained, as well as 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. None of the emails querying these issues, including the discrepancy in the measurements on the plans, have received any response from Planning Officers or Enforcement, and it was RESOLVED to lodge a formal complaint over the handling of this application, particularly since the email of 20th October querying these issues had still not received any response and instead had been posted on the planning website as “Clerk’s comments” with no explanation as to why this had been done.

c. To note planning applications refused:

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 – the Clerk noted that these were still on the land at Common Lane and it did not appear that the case to remove them had progressed. The Clerk will check again for the current position with Enforcement.

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/inability to proceed as per approved plan now land removed from development site and RESOLVE the way forward.

The Clerk noted that as agreed at the last meeting, she had consulted with the Chairman and had contacted a solicitor to obtain relevant legal advice on the planning issues/rules in relation to this development. The relevant information has now been submitted to the solicitor in order to have a response on the issues raised prior to the Planning Officer making a decision on the two applications 03284/25 and 03285/25, as well as an indication of what impact the removal of the green area of land from the application 01916/20 has on the ability to proceed with the development of the five industrial units in accordance with the approved drawing..

f. Any other urgent planning matters/applications:

The Sycamores – Keeling St - As noted in the public session, in response to two enquiries, the Clerk has confirmed that The Sycamores was given permission back in the 1960s and provided a copy of the relevant plans and documents which the parish council has a copy of. It was also noted that the parish council had requested in writing in its formal response to the Local Development Plan consultation at the time, that the plan which illustrated all the existing permissions in North Somercotes, as well as those for all the other coastal villages, should be included in the Development Plan. This was because during the consultation, for some reason the plan which clearly showed these existing permissions - *East Lindsey Settlement Proposals Development Plan Document - Publication Version - February 2016 – 2031 (map page 176 with 55 existing permissions on table at page 160)* appeared to have been removed and replaced with a revised Settlement Proposals Map in the - *East Lindsey Settlement Proposals Development Plan Document – Part 3 Coastal Settlements – Adopted July 2018 (map page 28 with 52 existing permissions on table at page 9)*, which does not show any of the existing 55 or 52 permissions. The parish council had queried both of these figures for permissions for North Somercotes, requesting that all existing permissions for all settlements should be listed and shown on the maps, to ensure that the final version of the Local Plan presented the complete picture for the district in one comprehensive fully explained document, and had commented that it would be a serious omission if these permissions were not readily available to reference.

24/11/25-7 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 – dates for works still awaited as water pooling on road edge is still an issue.
- ii. Footpath Reviews** – underway
- iii. Speed Indicator Device (SID) for School Lane** – the application has been submitted for District Cllr Funds for the SID. It was noted that the devices at both Theddlethorpe and Saltfleetby had been targeted and their solar batteries stolen. It was hoped that the location on School Lane, being directly outside various properties, would not pose such a risk.

b. Road conditions – Saddleback Road/Owes Lane/Thoresby Bridge/Scupholme – poor road surface issues on some of the minor roads were discussed and it was noted that they are not being dealt with as the priority is being directed towards the major rather than minor roads which need work, or where they are being dealt with, this then delays other works to the major road network. The poor repairs which have been carried out on the Thoresby Bridge road were noted to be temporary.

c. Parking on the corner of School Lane/Warren Rd/Keeling st – as noted in the public session a request has been made to County Cllr Robinson to look into yellow lines around this junction following complaints from members of the public owing to cars parked around the junction, usually from those visiting the Marsh Medical Practice. A suggestion to look at the possibility of an extension to the 30mph speed limit around the rest of school Lane/Church End has also been requested as there is no footway and the road connects to a number of public rights of way so is well used by walkers with children/dogs.

24/11/25-8 To receive reports from councillors who are representatives on Village Organisations/Committees

a. Playing Fields Association - Cllr Walmsley – the Youth Club older group had stopped owing to lack of attendance but has now restarted, so the club is again open on Wednesday and Thursday evenings. Discussion has taken place regarding putting on the lights at the pavilion for some hours in the evening to provide a place for recreation for young people.

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b. Police Panel – Cllr Newman – the latest IAG meeting with the Chief Constable reflected that there is cautious optimism regarding necessary funding to keep pace and maintain service. Some recruitment has taken place but there has also been loss from retirements. The Enhanced Video Response system trial has ended, and the system will continue to be rolled out with some amendments and further work to look at the age demographics, as some older persons are struggling with the technology.

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

d. Village Hall Committee – Cllr Plater – the Christmas Fayre will take place on 13 December, with Santa from 2-4pm and a big Raffle.

e. DTE Wildlife Group – Cllr Newman – the seal season is now underway, and there have been some issues with parking owing to the wet conditions. The publication of a map posted on social media showing access to the seals across private land was flagged up to Lincs Wildlife Trust who dealt with the situation.

f. Youth Club – Cllr David Wallis – The Wednesday only group had been running successfully, but as noted above the Thursday night has been reintroduced with additional volunteers, and the shelving remains to be sorted out.

24/11/25-9 Finance

- a. **the bank reconciliation for November 2025** was received and checked by the Chairman and signed.
- b. **it was RESOLVED to approve the schedule of receipts of £650 and payments of £5665.82** for November 2025.
- c. **Investment of Reserves** – it was RESOLVED to confirm the amount of £20k of reserves to be placed in the Easy Access savings account with Charity Bank as per previous discussions.
- d. **Pavilion Lighting funding** – Discussion took place regarding the request via PCSO Jad for the lights at the pavilion to be on during other evenings. As the Youth Club have not called upon the funding set aside in the budget, it was RESOLVED that a contribution towards any additional costs could be funded from this allocation in the first instance if this would help the situation. Further discussion needs to take place regarding the logistics of how to ensure that the lights aren't put on or left on, if no one is there.

e. Any other/urgent financial matters

- i. **Cemetery hedge around wildlife area** – the Clerk referred to the issue of the potential spaces that could be recovered if the internal hedge around the wildlife area was removed as discussed at the Cemetery meeting back in July and noted again in the 26/27 budget narrative. The sooner this work is done the better so the area has time to recover but it should result in at least 6-10+ spaces to be added. It was RESOLVED to proceed with the quote for Alford Garden Services to undertake this work in February 2026, and the Clerk will confirm the approximate number of spaces that would be created.
- ii. **Reduction work to trees at Cemetery for safety reasons** – following discussion it was RESOLVED to proceed with the safety works to the trees and the Clerk will ask Tree Guy to undertake this work as soon as possible.

24/11/25-10 To receive/note general Correspondence for November - Website Updates and Communication

These have been circulated. It was noted that the forthcoming legislation - New Renters Rights – will result in increased costs and changes to the Woolpack Meadows Rental Agreement and the management agency is working through the potential ramifications and costs of this.

24/11/25-11 Agenda items for the next meeting to be held on 19th January 2026 in St Mary's Church Hall

Chapel Field disposal of residual land, Speed indicator Device, 26/27 final budget and precept approval, Finance Regulations, Standing Orders, Sandy Lane signs.

24/11/25-12 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 – County Cllr Robinson and the member of the public departed the meeting at this point, and the Chairman thanked them for attending and wished them a good Christmas and New Year.

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

The Clerk noted that the solicitors were still waiting for a name of the solicitor acting for the playing field, in order to proceed, and has suggested that the client files were checked. Other paperwork has now been completed and signed which should enable the matter to proceed.

b. To discuss confidential 26/27 budget items

- i. Crime Prevention Measures** – The Clerk provided an update on discussions in relation to the Crime and Disorder Act 1998, which gives powers and duties to town and parish councils to enable them to exercise responsibilities under the Act: The Clerk noted the background to the issue under discussion and the outline costings that were waiting for confirmation. In the meantime, an annual amount for maintenance costs has been included in the budget, should the decision be made to proceed once full costs are known. If the decision is made to proceed, funding could be found by utilising a combination of reserves and income without increasing the proposed precept for 26/27.
- ii. Professional legal advice on Planning Matters:** the Clerk noted the costs which have been anticipated for taking legal advice as outlined under the planning agenda items, and further detail regarding the planning conditions and enforcement issues which are being queried, including the different measurements.

c. Potential Impact on Management Fees/Rental arising from the introduction of the Renters Rights Legislation

The parish council's aim has always been to match the Affordable rent amount, or at least a below market rent, for its property and to rent to a tenant that meets the local connection criteria. Therefore, there has been no inflationary increase applied since February 2022. However, the changes to the Renters Rights Legislation is likely to have an impact on the management fees so this will need to be taken into account once the managing agents have worked out any potential increase. The Clerk will put this on the agenda for the January meeting, for the council to consider whether a rent increase should be applied, and if so, how much.

The Chairman thanked everyone for attending and closed the meeting at 8.39pm

Sheila Pearce

Parish Clerk and Responsible Financial Officer