

North Somercotes Parish Council
Minutes of the North Somercotes Parish Council meeting held
on Monday 22 June 2026 in the Village Hall at 7pm

There were 12 members of the public present. District Cllr Paul Rickett was not in attendance. County Cllr Bayleigh Robinson was in attendance.

The Chairman welcomed everyone to the meeting and opened the public session at 7 pm, explaining how the public session would be conducted.

Public Session

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

a1. Planning Applications – comments from members of the public on applications under Agenda item 6a

- **Common Lane Crowsfoot Stables 00854/26/Ful** - a description of the development was given by a member of the public, which included how it was envisioned to connect to the sewer mains in Cemetery Rd with storage and slow discharge via pumping station, and applying for the necessary wayleaves and the tourers and camping that was part of a ten year development plan. Also discussed was various other items showing on the plan including solar panels, septic tank, fencing, and accommodation for staff and a number of contradictions on the application form. Other issues raised were the lack of any Flood Risk Assessment, the amount of groundwater that regularly sits in the area, unsuitability of the potential large increase in extra traffic on the single dust track lane with no passing places or footpath and the road maintenance issues such increased traffic would raise; along with the increase in noise in a quiet residential area, and the fact that the planning permission in 2003 was for domestic and personal use, with a condition that prevented any industrial or commercial use. It was also noted that no Environmental Protection assessment had been carried out or proposed, given the site's former history as a Cadaver yard from the late 1800s up until c1960's.
 - **Pinewood extension Lakeside – 18 Residential caravans with 12 Month occupancy** – no public comments
 - **The Sycamores Keeling St – proposals to vary the type of properties** - members of the public described the negative impact that the proposed changes to the type of property would have on their everyday living conditions, especially if they now need to be raised out of the ground to meet flood risk requirements and will be larger detached two storey houses instead of the bungalows. Some changes have been made to the orientation of the dormer bungalows. However, there are 4 or 5 detached houses now proposed instead of bungalows, whose windows will either look directly into, or have sightlines into and over, the main family habitation and glazed living rooms and will also overlook the gardens of two of the existing properties, so the impact of loss of privacy and overbearing nature of the resulting overlooking will be quite intense.
- b. Comments from District Cllr McNally** – Cllr McNally described the proposals from the Environment Agency for future flood defence funding from 2040 and the issues which will arise, and the retrospective changes to the Flood Risk Assessments for Planning Purposes that have been implemented from April this year. The Clerk will circulate the Lincolnshire Coast 2100+ Partnership information to Councillors.
- c. Any comments from County Cllr Robinson** – Cllr Robinson updated on the various LCC Highways issues – see Agenda item 7 below.
- d. Any comments from members of the public**
- i. Warrenside** – a request has been put in Communication for hedges and bushes to be trimmed back following refusal of a delivery vehicle to negotiate the track owing to overgrown vegetation
 - ii. Northern Power** – outage owing to trees down/maintenance backlog, impact on local businesses the Clerk was requested to ask Northern Power if there were any other backlog maintenance issues in the parish, or locally that might result in further outages and what was being done about these
 - iii. Warrenside** – alleged proposed encroachment onto the lane – the Clerk will be checking the Enclosure Map shortly to see if this provides any information that would help
 - iv. Antisocial behaviour** – continuing problems in the Warren – discussed with PCSO Jad 19 June, two children have apologised for messing with bricks/taking dog's water bowl and throwing it in the hedge. PCSO Jad has reiterated that all such ASB should be reported in order to ensure action is taken to curtail further events and

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escalation. There was also a quad bike in the Warren on 16th June the details of which have been reported to the police, and this coincided with other suspicious activity on Ark Rd around the same time that evening.

v. Bunting Trail – 1-2 August 2026 – request for a row of union flag or poppy emblem bunting on the railings – to be added to the July agenda for councillors to discuss and decide

The Chairman thanked members of the public for attending, noting they could depart or stay as preferred and closed the public session at 8.08pm and commenced the formal meeting. No further comments from members of the public permitted.

Monthly Meeting

22/6/26-1 a. Present: Cllr Stephen Brooks (Chairman), Cllr Neil Drewery (Vice Chairman), Cllr John Kennedy, Cllr Roger Maidens, Cllr Lynda Plater, Cllr David Wallis, Cllr Danny McNally, Cllr Paul Walmsley, Sheila Pearce – Parish Clerk/RFO.

b. Apologies for Absence – it was RESOLVED to accept Cllrs Arundel absence for the reasons given.

22/6/26-2 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

Cllrs Wallis and Plater declared a non-pecuniary interest in Agenda Item 6a-iii at 8.09pm and signed the book accordingly. Cllr McNally declared an interest as a member of the District Council Planning Committee

22/6/26-3 Minutes of 18th May 2026 Annual Meeting and Monthly Meeting – it was RESOLVED to adopt and sign the notes as accurate minutes, and the Chairman signed and dated them accordingly.

22/6/26-4 Clerk's Report on matters outstanding – the Clerk updated on the following for information only:

a. Cemetery Chapel Doors – second door to be replaced shortly **b. Cemetery Statutory Records digitisation and mapping** – ongoing **c. Cemetery old, damaged Memorials** - need to identify location for those currently against chapel walls and get quote for repair/reinstatement once all plots mapped **d. Quinquennial Inspection** -to be arranged once second door replaced. **e. Cemetery Wildflower area** – Fencing to be obtained/erected to designate different area **f. Cemetery Biodiversity Audit/Action Plan** – to be updated with input from LWT and Waste Management Plan – in draft **g. Orchard area** – grass to be mown **h. Policies and Procedures updates** - ongoing **i. Records Management** - archiving and retention or shredding – ongoing **j. Defib Training** – dates to be organised in summer holiday, note put in Communication **k. Chapel Field Future Use/Disposal** – see 12 below **l. 25/26 Audit** – submitted on 8 May 26 **m. Static caravans on land at Common Lane** – see 6 below **n. Static caravan on Marsh Lane** – see 6 below **o. Speed Indicator Device** – installed on School Lane 10 June 26 **p. Bleed Control Kit** – comparing/selecting kit **q. Concerns re dogs at Warrenside** – individual has reported to police **r. Insurance Renewal** – Issue re Cyber-attack cover outstanding **s. Advertising on the highway** – information forwarded to Cllr Walmsley **t. Oil Scheme** – still suspended at present, and we have had an oil theft from a nearly full tank on Conisholme Rd. **£300 fuel Grant** – reminder to be put on Facebook **u. Antisocial behaviour** – ongoing issues around the village which need to be reported to ensure extent of the problem properly understood. Both schools agreed to talk about the War Memorial chalk incident and dangers of fire setting in the Warren in assembly. **v. Cemetery Rules and fees for under 18s** – pending **w. School Project** – awaiting further details of what is required/involved **x. Crime Prevention/ Detection** – see 12c below **y. Councillor vacancy** – can now proceed to co-opt, advert put in communication and on noticeboard **z. Clerk Recruitment** – see 12b below.

22/6/26-5 Annual Cemetery Meeting – 13 July 2026 7pm – Clerk to circulate agenda and remind councillors.

22/6/26-6 To consider any Planning applications received and RESOLVE the way forward on these and other Planning/Enforcement matters

a. Planning applications for consideration:

i. 00854/26/FUL - Crowsfoot Farm, Common Lane - Change of use of domestic equestrian land to form a commercial holiday and lodge site, Including the erection of a fence, ancillary hard standing bases, a solar battery power unit and the installation of a toilet and shower (works commenced). 8 statics, 2 lodges and conversion of stables for 5 staff.

Lengthy discussion took place regarding the application, including the lack of essential information on strategic flood risk and drainage and other crucial matters such as operating hours, transport plan, and the apparent

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inaccuracies and contradictions in some of the information that had been provided. Consideration was given to all these factors, including the impact on local services, particularly health services, future proposals for additional tourers and camping pitches and the various comments which had been made and raised in the public session. The negative impact of the proposed number of potential visitor numbers and vehicle movements on the private residential amenity and landscape character of this quiet grassland paddock, near to the Grade II Listed Cemetery and other significant material planning factors were noted. Following consideration of all these various factors, it was RESOLVED to object to the application for a change of use for the material planning reasons discussed, and the Clerk was asked to draw up the objection for the Chairman to check and sign.

ii. 00685/26/FUL Pinewood (Lakeside), Warren Road- Change of use of land to form an extension to existing caravan park to site 18no. residential static caravans and construction of an internal access road.

Discussion took place on this application and the Parish Council RESOLVED that they were unable to support this application for an extension with 12-month occupancy owing to the year-round occupancy of caravans no longer being permitted in the Core Strategy Local Plan 2018, primarily owing to flood risk and unacceptable vulnerability of potential occupants, and also the potential for increasing strain on the local infrastructure, especially local healthcare services. Should the Planning Authority determine that an extension to the existing site, with a seasonal occupancy between March and October, would be acceptable then the Parish Council believes that it would be appropriate for an Ecological Appraisal or Protected Species Report to be carried out for the site. This area is adjacent to the formerly designated Local Wildlife Site within the Coastal Conservation Zone, and the site is within 2km of statutorily designated sites including SSSI, RAMSAR, SAC, SPA and NNR.

iii. Land RO Sycamores, Keeling St - To note NMA/Section 73 application to amend the description to simply refer to the 'erection of 17 no. dwellings' rather than including specific numbers for bungalows and houses, and comments on the proposal for dormer bungalows and houses instead of single storey bungalows and houses.

Following the comments made in the public session, councillors discussed the proposed changes to the property type particularly the houses for plots 14 and 15, and also to some extent plot 13 – which all appear to overlook the garden of Pegasus cottage which would be quite intrusive if they need to be raised out of the ground for flood resilience. Similarly, Plots 7, 8 and 9 which are now planned as houses would potentially impact very negatively on the privacy of Evimiz and potentially cause overshadowing or appear overbearing, as their first-floor windows will overlook the front garden, and rear garden and glass conservatory living/dining area, which is just some 45cm from the boundary. It was RESOLVED to comment on the proposed changes as discussed and the Clerk was asked to respond accordingly.

b. To note planning applications approved:

03285/25/OUT – South Rd – The Outline erection of 1no. dwelling (for 'Vulnerable Persons') has been approved but the enforcement of removal of the high fence fronting the highway is awaited, as is the removal of the various caravans.

c. To note planning applications refused: none

d. Planning Applications appealed: none

e. Planning applications not yet determined

00555/26/Ful – The Chantry, Jubilee Rd – erection of 1 dwelling – Decision Deferred

f. Enforcement Issues/Actions: Any update on reported issues:

i. Static Caravans on land/stables on Common Lane – see 6ai above, on hold pending outcome of planning application

ii. Static Caravan on Marsh Lane – breach of planning established, awaiting response to letter.

iii. Caravans on South Rd – awaiting further update from Enforcement on planning conditions for the site, and removal of other caravans

iv. Burning of Commercial Waste, South Rd – awaiting update from Environmental Protection. Further burning noted on Sunday 21st June.

v. South Rd Ind Site - Removal of veteran hedging, contrary to planning permission, creation of additional entrance contrary to Highways requirements and planning permission – awaiting update from Planning Enforcement/LCC Highways.

g. Any other urgent planning matters/applications: none

22/6/26-7 Highways, Paths and Lighting:

a. verbal update on problem log, including outstanding issues which have been queried with LCC Highways, including updates from Cllr Robinson:

- i. Nirvana – flooding from the road** – contractors will be going back at their own cost to resolve the drainage problem whereby in heavy rain it is running down the drive to the back door of the bungalow
- ii. 30mph round Church Lane and South Rd** – the issue of housing density is under that required to trigger an automatic 30mph on some sections although it was noted that there are streetlamps and no footway, with public rights of way along and across it, which would meet the national guidelines for 30mph. Cllr Robinson is still looking into this.
- iii. Parking on the verge down Church End** – not directly obstructing the road but could look into whether a TTRO would be appropriate if it becomes a continual problem area.
- iv. Warren Road Drainage – Oasis Lakes/The Bungalow** – the gullies will be jetted again first to help, and until the larger drainage scheme in front of Oasis Lakes is done which should resolve this problem too.
- v. Fen Lane** – carriage way repairs should be done 6-8 July 2026
- vi. Double Yellow Lines for School Lane/Warren Rd** – still need to send photos of poor parking for evidence
- vii. Footpath from Church End across the field to Keeling St** – difficulty walking on the PROW along the conifer hedge owing to uneven ground along the dyke being looked into, as the suggestion of rerouting the path not felt to be an option.
- viii. A1031 – North Thoresby/Tetney/North Cotes** – Cllr Robinson explained that the plan is to do the works with road closure and diversions for HGV from 27 July for several weeks, rather than September, which was also considered. The scheme will be split into two, to allow access into North Cotes for local traffic the majority of the time.
- ix. Cloddy Gate** – dates awaited, though it looks as if some works have been undertaken in the last two weeks.
- x. Request for Double yellow lines at School Lane/Warren Rd/Keeling St junction** – photographic evidence required showing problem parking
- xi. Hazeldene –T-bar insufficient**, nuisance parking contact details provided
- xii. Travellers Joy – T-bar insufficient**, details provided for reporting this as a nuisance
- xiii. Overgrown hedges** - Properties on Conisholme Rd and Evison way have cut back their hedges, and a request has been put in Communication magazine for the ones around Warrenside.

b. any additional issues/other urgent matters to be reported

i. Cemetery Rd – Footpath – Cllr Robinson has added this to list of pathways needing attention, but not at intervention level yet.

22/6/26-8 To receive reports from councillors who are representatives on Village Organisations/Committees

a. Playing Fields Association - Cllr Walmsley – the Gym equipment has now been installed. Further incidents of vandalism, and a fire incident, have been experienced and reported. Bunting Trail is taking place over the weekend of 1 & 2 August, and Party in the Park will be on 22nd August.

b. Police Panel – Cllr Newman – The issue of quad bikes being ridden by children on South Rd has been passed to traffic officers as they are concentrating on this type of incident. Cllr Newman will update the council following the next Independent Advisory Group meeting on 29th June when the Assistant Chief Constable will be in Attendance. The importance of reporting suspicious incidents was stressed, to build up information even where no immediate action is possible.

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

d. Village Hall Committee – Cllr Plater – no report following last VH Committee Meeting.

e. DTE Wildlife Group – Cllr Newman – no report

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f. Youth Club – Cllr Wallis – still one evening per week on Wednesday

22/6/26-9 Finance

- a) the bank reconciliations for June 2026 was checked and signed by the Chairman. The Clerk noted that the investment account of £20k has earned £170.81 since December 2025.
- b) It was RESOLVED to approve the schedule of receipts of £650 and payments of £3,873.14 for June 2026
- c) Request for financial support for the Bunting trail printing of maps £150-£200 – it was RESOLVED to support this request, Clerk to confirm.
- d) Any other/urgent financial matters
 - i. **Donations and Grants – Louth and Lindsay Blind Society** – assistance with funding for special glasses for a NS resident no longer needed. Clerk to check if there is anyone else in the parish that could benefit.
 - ii. **NS Tigers FC** - The Clerk noted that she had invited the football club to apply for funding if required for Team strips or footballs etc, to be placed on the July Agenda.
 - iii. **CAB Donation** – it was confirmed that there an office in Mablethorpe for ‘in person’ queries. To be placed on July Agenda for decision.

22/6/26-10 To receive/note general Correspondence for June, Website Updates and Communication

These have been circulated, including the statutory consultation on the Lincolnshire Minerals and Waste Local Plan: Proposed Submission Version which commences on Monday 15 June 2026, copy of the CPRE Lincs Show information, Neighbourhood Watch info, including importance of ASB reporting and links, Information from NS Fire Service on the Recruitment day next Saturday, along with success of recent recruit Heidi Taylor.

22/6/26-11 Agenda items for the meeting to be held on 27 July 2026 in the Village Hall

Notes and Actions arising from the Cemetery Annual Inspection on 13 July, Chapel Field, Under 18's Cemetery Fees

22/6/26-12 - Confidential Property and Personnel Matters – it was RESOLVED that the Council would move into closed session by reason of the confidential property and personnel matters to be transacted – any remaining members of the public/press left the meeting at this point.

a. Chapel Field Retained Land - the Clerk provided an update, and it was noted that this has now been over a year since the decision was made. The Clerk will again press for the matter to be concluded.

b. Clerk Recruitment – the Clerk provided an update, and it was RESOLVED to formally confirm the recruitment of Geraldine McCarthy as Clerk with effect from 1 July 2026. The Clerk and the Chairman will discuss the training and induction programme and the financial requirements for a smooth handover of duties, allowing for some overlap to complete the Cemetery database and mapping exercise, for discussion at the next meeting.

c. Crime Prevention and Detection – the Clerk provided an update on the costings which were considered when it was RESOLVED in April 2026 to proceed to establish and maintain a scheme for the detection and prevention of crime, under the Local Government and Rating Act 1997, s.31. The Clerk will confirm the request to District Cllrs McNally and Rickett for District Cllrs grant funding assistance as discussed.

The Chairman thanked everyone for attending and closed the meeting at 9.31pm.

Sheila Pearce

Parish Clerk and Responsible Financial Officer