

Minutes of Wymondham & Edmondthorpe Parish Council Meeting

Held at Wymondham Village Hall Monday 5th August 2019

Present: Councillors: Howard Gresham (Chair), Trevor Mear, Pat Peters, Nigel Hobson, Matthew Williams & Kevin Spiers

Clerk: Terry Brown

Members of the public: 27 parishioners

Adam Murray for Andrew Granger & Co
Julie Hopkins Headteacher St Peters Primary School

Public Time

Andrew Granger & Co had previously attended a Parish Council meeting in April 2019 to discuss initial draft proposals for a residential development at Brickyard Lane/Main Street which is allocated within the Melton Local Plan and Wymondham & Edmondthorpe Neighbourhood Plan. One of the key messages that was taken from that meeting was the desire of the Parish Council and the residents to have an understanding of the landowner clients' overall intentions for their land within the village.

Andrew Granger & Co are looking to draw up a masterplan for their client's land within the village so that the Parish Council and local residents can have an understanding of the overall vision. Sites may then come forward through individual planning applications throughout the plan period, but they would be part of the overall vision/masterplan.

Adam Murray presented two plans; the first plan showing the client's land ownership to the north of the village; the second plan shows their initial suggested land use proposals. (See attachments 1 and 2)

These proposals can be broadly summarised as comprising 4 elements:

- Land at Brickyard Lane/Main Street (outlined black) – residential development comprising a total of approximately 30-35 dwellings. This includes area allocated within both the Neighbourhood Plan and Local Plan, the area identified to the north as a reserve site within the Neighbourhood Plan, and the area fronting onto Main Street which is the proposed point of access.
- Station Yard (outlined black) – residential development comprising approximately 10-15 dwellings. This is a site that is also allocated within both the Neighbourhood Plan and Local Plan.
- Land opposite Spring Lane (outlined orange) – the client believes this is a suitable, central location for a potential community facility. The initial suggestion was investigating the potential for a new Village Hall as per the criteria contained within the Neighbourhood Plan. However, they would be willing to investigate providing an alternative community facility, should the Parish Council or local residents have any suggestions.
- Land west of Station Yard (outlined blue) – employment use – the landowner client is keen to deliver some element of employment use to create further job opportunities within the village. This could take the form of some office spaces or workshops etc. As above, they would be happy to investigate the suitability of alternative employment uses that the Parish Council or local residents feel would be useful.

Adam asked for input on what Community facilities the community might like to see provided by the developer and what, if any, commercial development the community would wish to see at the West end of the Station Yard Site.

Adam Murray agreed to take on board the feedback received from the meeting with the next step to prepare a first draft of a masterplan to be presented to the community to receive further feedback.

Comments from the meeting included:

that the development be staged in order to reduce the impact on the village

but that one area, namely the Gollings, had already been at least three years in the preliminary stages of development

representatives of the Village Hall Committee repeated their view that the current location should remain extant

several villages expressed an interest in some kind of "shop" facility

concerns were raised about the access point to the Brickyard Lane site from Main Road

Several comments were received about current plans to install VAS. The meeting agreed that there was no one single solution to traffic problems and that it would be permanent situation to be addressed.

A parishioner pointed to steps taken at South Witham to address lorry problems and the Clerk is to follow this up.

Action Clerk

Julie Hopkins, Headteacher at St Peters Primary School, gave a report on developments for the Play Area. These would proceed in two phases. The first phase to include the replacement of the trim trail was in progress and volunteers were sought. The second phase for items such as new swings was contingent on obtaining sufficient funding.

Several parishioners made comments supporting moves by the Council to adopt the Wymondham telephone box, possibly either to house a defibrillator or/and to act as a Community Library.

119 Apologies for absence

District Councillor Malise Graham

120 To receive declarations of interest and consider any requests for dispensations

Cllr Gresham declared an interest in item 129/1.

121 Police Time

No report

122 District and County Councillor Time

None

123 Approval of the minutes of the meeting held 1st July 2019

Cllr Peters considered item 110/1 in the draft minutes to be incomplete.

The Clerk would investigate for the amended minutes to be approved at the following September 2019 meeting.

124 Matters outstanding from previous meetings

/1 To discuss Defibrillator training.

Cllr Hobson detailed two hour training sessions that could be provided to cost £175 plus the cost of the Hall hire.

The Parish Council approved that Cllr Hobson should proceed to arrange such a meeting to take place at Edmondthorpe Social Club as soon as possible with a further training session to take place in Wymondham in 2020.

Action Cllr Hobson

/2 to review progress with Highway maintenance issues

Cllr Peters confirmed that the cutting back on the footway on Melton Road will be carried out, and this has been added to their winter maintenance programme for this year.

/3 to consider progress on the LED lights conversion

The Clerk reported that further progress awaited a final confirmation from Leics CC on cost and equipment.

/4 to review progress on siting of notice board

It was confirmed that the site for the notice board was to be on the corner of Main Street and Butt Lane.

The Clerk is to write to Mr and Mrs Fionda to thank them for their permission to use this site.

Action Clerk

/5 to review progress on St Peters Primary School/Community Play Equipment

The Councillors noted the reports on developments from Mrs Julie Hopkins in Public Time and in the August WE Journal.

/6 to consider progress on the current petition regarding St Peters School

It was reported that the petition had been withdrawn and thus no further discussion was required.

125 To receive Councillors reports

None

126 To receive and consider reports from representatives on outside bodies & meetings

Councillors considered the outcome of a site meeting on 30th July with LCC Highways and Coeval staff to plan the positioning of VAS equipment.

However, the Clerk had to report that an email received 5th August from LCC Highways had indicated that one of the sites (on the north side of the road) was inappropriate because of the presence of gas and electricity utilities.

Therefore, it was agreed that Cllr Williams would organise another site meeting of Councillors to consider an alternative position.

Action Cllr Williams

127 Planning

19/00685/FUL Old School House 2A Church Lane Wymondham

Conversion of the Old School to create 2 no. 3 bedroom dwellings, demolition of brick built extension to school and addition of new 3 bedroom bungalow to the west of the site, along with associated off-road car parking, hard and soft landscaping.

Whilst the Council acknowledged that successive plans for the site had led to a reduced density it was agreed that the many dominant and initial objections which included, for example, site access and intrusion on longstanding village facilities still remained.

Therefore, the Council **resolved** that the Clerk write to MBC reiterating the previous objections raised, citing the Neighbourhood Plan policies where relevant, except that non-conformity with the parking requirements of the Neighbourhood Plan has now been addressed.

Action Clerk

The meeting noted the late arrived decisions for:

19/00559/FULHH- Priory View 17 Church Lane Wymondham

Proposed conversion of existing garage into home office and shower room - **Permit**

19/0058/TCA The Bowery, 2 Church Lane, Wymondham

Tree works - **Permit**

128 Correspondence received

Letters:

9/7/2019 Min of Housing, Communities & Local Government re PWLB application

23/7/2019 K Gresham re Community Building Grant application

Emails:

16/7/2019	MBC re Open Spaces Strategy
23/7/2019	MBC re Housing Mix and Affordable Housing Supplementary Planning

Noted.

129 Matters for Discussion**/1 to consider applications for a Community Building Grant**

The Clerk advised that the applications met the provisions and criteria of the relevant grant procedure and were within the budget for such grants.

Therefore The Council **resolved** to approve the grant applications of £1500 from Wymondham Village Hall Committee and £350 from Edmondthorpe Social Club.

Action Clerk

/2 to consider a procedure for review of the Neighbourhood Plan

After discussion it was considered appropriate to set up a group tasked with a detailed examination of ongoing planning issues in relation to the Neighbourhood Plan and also to carry out a regular review of the Neighbourhood Plan coincident with its inception 30th November 2017.

The Clerk is to circulate possibilities for both the organisation of the group and its terms of reference before the September meeting.

Action Clerk

/3 to consider parishioners' comments on the Wymondham telephone box

Cllr Hobson reported on his communications with Community Heartbeat. The latter are the current owners of the box but there is the possibility that it would be removed in the very near future because of a lack of use. He detailed the costs of bringing it back into use to house a defibrillator.

In view of the widespread support from parishioners for the adoption of the box the Parish Council agreed that Cllr Hobson would notify Community Heartbeat of the Parish Council's decision to assume ownership immediately and with the intention of then using it to house a defibrillator.

Action Cllr Hobson

130 Finance**/1 the following payments were approved:**

Came	re PC annual insurance	£685.86
T Brown	re July salary	£370.03
T Brown	re July HMRC tax	£92.40

/2 bank balances at 10/07/19 were reconciled as:

TSB Current account	£8332.64
TSB Deposit account	£35223.45

131 To receive items for the next agenda

- to consider a group and its terms of reference to review Neighbourhood Plan issues
- to discuss Parish maintenance arrangements
- to discuss the village greens becoming wildflower meadows.

132 Date of next meeting: Tuesday 3rd September 2019 Edmondthorpe Social Club

The meeting ended at 9.15pm



