

**MINUTES OF THE LEGBOURNE PARISH COUNCIL MEETING HELD ONLINE  
(ZOOM) ON MONDAY APRIL 12th 2021**

**PRESENT** Cllrs: M Chapman , P Maw, A Hallifax, ,S Cole, C Stephenson; LCC Councillor S. Parkin; ELDC Councillor A Grist; the clerk A Claydon.

**141 / 2020 ELECTION OF CHAIRMAN:** Councillor Chapman having resigned as chairman, it was necessary to elect a new postholder. Councillor Chapman proposed Cllr Maw and Councillor Stephenson seconded his nomination. A vote was taken and it was unanimously RESOLVED that Cllr Maw be elected as Chairman of Legbourne Parish Council.

**142 / 2020 CHAIRMAN'S REMARKS** – The Chairman welcomed everybody to the meeting He thanked Councillor Chapman for all the good work that he has done during his tenure, a sentiment agreed with by all other attendees.

**143 / 2020 APOLOGIES FOR ABSENCE** – Cllr Harrison

**144 / 2020 MINUTES** – the notes of the meeting on 8<sup>th</sup> March 2021 were considered and it was RESOLVED to adopt them as minutes of that meeting. (pAH sMC)

**145 / 2020 DECLARATIONS OF PECUNIARY INTEREST.** Councillor Maw registered an interest in the event that there was further discussion relating to surface water in Househams Lane as he is the owner of neighbouring land.

**146 / 2020 CLERK'S REPORT** – attempts were continuing to have a dialogue with planning enforcement regarding a possible change of use issue.

**147 / 2020 PLANNING APPLICATIONS:**

a. *received at time of going to press:*

*N/167/00520/21 - Consent to Display - 4 no. non-illuminated hoarding signs at existing roundabout. KENWICK BOTTOM ROUNDABOUT, KENWICK HILL, KENWICK..* The Parish Council discussed this matter at some length and RESOLVED (pAH sMC) to OBJECT to the proposal on the basis that it is out of keeping with the adjacent open countryside and rural Wolds-edge setting.

*N/100/00501/21 - Planning Permission - Erection of 2no. detached houses each with a detached double garage with games room over and construction of vehicular and pedestrian accesses. LAND BETWEEN BOOTHBY HOUSE AND ANN'S COTTAGE, STATION ROAD, LEGBOURNE.* While the application was for fewer units, Members felt that the objection made to an application on the same site that was refused in 2020 was still entirely valid. It was thus RESOLVED (pMC sSC) to OBJECT on the following grounds:

1. A previous application to develop the site (N/100/02003/15) was refused and a subsequent appeal by the applicant dismissed. A key facet of those decisions was that the site sat outside of the development footprint of the village and bordered open countryside, resulting in significant harm to the character and appearance of the surrounding area.

2. Since the appeal decision in 2017, ELDC have adopted a new Local Plan. The associated Settlement Proposals for Legbourne do not include this site; thus it would constitute a windfall development.

3. Strategic Policy 2 of ELDC's 2018 local plan reaffirms the need for windfall site proposals not to harm the character and amenity of these settlements or compromise the achievement of sustainable patterns of development.

4. SP3 refers to "Appropriate locations " for windfall development being supported and defines these as sites which: retain the core shape and form of the settlement; do not significantly harm the settlements character and appearance; and do not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

5. As recognized in previous decisions, the site fails to satisfy any of the criteria required by SP2 or SP3.

*N/100/00331/21 - Planning Permission - Extensions and alterations to existing dwelling to provide a conservatory and additional family living area and to include Juliet balconies. .PARK HOUSE, FURZE LANE, LEGBOURNE, LOUTH, LN11 8LR. Councillors agreed to SUPPORT the proposal (pMC sSC)*

**b.** *any received between agenda close and meeting:*

*N/100/00666/21 Planning Permission - Extensions to existing house to provide an attached single garage and a dining/sitting area. GREEN DOT COTTAGE, STATION ROAD, LEGBOURNE, LOUTH, LN11 8LH. Councillors had some concerns on the application in terms of whether it was in keeping with the existing streetscene. However, it was also felt that the application had only been consulted on in the afternoon before the meeting and that there was a dearth of relevant information on the portal. A view was thus deferred pending more information becoming available and would be dealt with as part of the clerks report at the next meeting.*

- 148 / 2020**      **STATEMENT OF LOCAL PLANNING PRINCIPLES / CONSIDERATIONS** - there were no current updates
- 149 / 2020**      **LOCAL PLAN CONSULTATION** – councillors and the clerk had discussed the response informally since the March Council meeting and a draft was circulated for approval. Subject to the inclusion of Land Registry information and mapping to aid the definition of the “Village Centre”, it was RESOLVED (pAH sMC) to submit the response shown at appendix 1 to East Lindsey District Council.
- 150 / 2020**      **FUTURE MEETING ARRANGEMENTS:** NALC had received a letter from the Minister of Housing, Communities and Local Government to the effect that, due to the need for Parliamentary approval for any extension to the Coronavirus Regulations pertaining to meetings and the lack of space in the timetable, the temporary provision enabling meetings to be held virtually would cease to have effect on 7<sup>th</sup> May 2021. Subsequent meetings would have to be held in person at physical locations such as the Community Centre. Normal legal provisions relating to publishing an agenda via placing it on a noticeboard and public access to the meeting location would also be restored. NALC had advised Councils to consider bringing forward any meetings that were scheduled later than 6<sup>th</sup> May to allow them to be held online and members thought that it was advisable to rearrange the Annual Council Meeting accordingly. It was RESOLVED (pCS sSC) to move the Annual Council Meeting from 10<sup>th</sup> May to 4<sup>th</sup> May 2021. Later meeting dates would remain under review.
- 151 / 2020**      **PARISH ISSUES**
- a. **Street Lighting** ; A light in Mill Lane that had previously been reported as having exposed wiring remained unresolved
  - b. **Highway matters.** Councillors were generally unhappy with the standard of pothole repair with concerns raised regarding soft materials and crude methods of levelling off. Any inadequate repairs should be reported to LCC for making good. A defective manhole cover was identified on the A157 near Newlands. Clerk to raise Fix My Street fault.
  - c. **Parishioners’ issues;** - further concerns had been raised regarding surface water drainage arrangements in Househams Lane. The desirability and achievability of a multi-party meeting to identify the source of problems and possible solutions was discussed.
- 152 / 2020**      **FINANCIAL MATTERS**
- a. **Accounts to be paid/authorised:** It was RESOLVED to make the following payments (pCS sAH)  
Clerk’s salary & expenses March 2021 including postage  
HMRC – income tax deducted - £29.20
  - b. **Indicative financial outturn 2020/21** – the position was noted. A final Bank Reconciliation was not yet available as the statement covering year end had not been received.

- c. **Financial Risk Assessment** – an updated assessment was presented. It was RESOLVED (pAH sMC) to approve this.
  - d. **Appointment of Internal Auditor** – it was RESOLVED (pAH sSC) to appoint Mrs J Cooper as the Internal Auditor for the 2020/21 accounts.
- 153 / 2020      **CORRESPONDENCE** – this was noted. Councillor Cole asked for more information regarding Anglian Water’s recent work to the pond near the Hollows. Clerk to make contact.
- 154 / 2020      **COUNCILLORS REPORTS** – None not covered above.
- 155 / 2020      **AGENDA ITEMS FOR NEXT MEETING:** standard annual meeting items; completion of annual return / exemption form
- 156 / 2020      **NEXT MEETING – TUESDAY 4<sup>th</sup> MAY, 7.30 PM, via ZOOM.**

*The meeting closed at 8.58 PM*

Clerk:

Chair:

Date:

Date:

**Legbourne Parish Council****Addendum to response to “Options and Issues” paper, East Lindsey District Council Local Plan review, April 2021**

The Parish Council has approved its response to the “Multiple Choice” style questions set out in the Options and Issue paper circulated in February 2021. In making these choices, and with particular regard to the elements of the document concerned with review of current policies (section B), it wishes also to make the following comments:

In 2017, the Parish Council produced a brief document entitled “Towards A sustainable vision for Legbourne Parish”. This publication set out five principles that should be observed when any development was considered in the village:

**Principle 1**

**Legbourne village centre including all key views of existing buildings and open spaces should be identified and protected from unnecessary change that may damage its historical character.**

**Principle 2**

**Future application proposals for new housing should continue to be of a mixed type and include both affordable and starter homes in order to redress the ageing profile of the village. Applications should be treated on the basis of merit without having to follow a particular style and construction of building.**

**Principle 3**

**All new developments should employ sustainable urban drainage systems because of flood risk to the area.**

**Principle 4**

**We will continue to support facilities that assist different groups of villagers to integrate within village life.**

**Principle 5**

**Business Developments within the Legbourne Parish are to be encouraged providing they do not lead to environmental damage or become an eyesore.**

Since publication of the document referred to above, the Council has referred, where relevant, to these principles when responding to consultation on applications. It has also built its knowledge of ELDC’s approved Local Plan (2018), particularly those parts of it that have key local significance given the village’s existing position on the edge of the Wolds, its shape, style and character and the facilities that are positioned within its boundaries. These policies include

- Paragraph 4 of SP3, which sets out the definition of “appropriate locations” for housing development in (towns and) large villages, and also of the “developed footprint” of a settlement
- SP11, which identifies village centres and non-registered parks as possible non-designated Heritage assets
- SP25 (Green open space) and SP26 (Open Space, Sport and Recreation) that stand to protect land and facilities that enhance community wellbeing from development.

The Council would wish to see the retention of these policies, or at very least, of the vitally important underlying principles that prevent the erosion of the village’s character (for example, by not permitting house-building into open countryside or continuous “ribbon” development that might ultimately blur the physical boundaries between villages and nearby towns).

Additionally, there are a few further points that we wish to stress:

- a) The definition of a “large village” needs to be reviewed and made clearer. For example, Legbourne currently sits in the same category as Woodhall Spa (which has over five times the population based on the 2011 census); Chapel St Leonards (over four times) and Sibsey

(about three times). The factors *other than population* that are taken into account when determining how to classify a village need to be more open and identifiable. The capacity of these and other “Large” villages to grow may differ materially, due to the availability of land and the suitability of sites. There may be a danger that inclusion in this category acts as a signal to developers that applications to build in these villages have a greater likelihood of success, notwithstanding site specific allocation work elsewhere in the Plan.

- b) We note that there is no upper limit on housing development. Legbourne’s experience over recent years has been that permitted development has exceeded the quota set out in previous Local Plans.
- c) The capacity of existing infrastructure to cope with development is a key issue for the village, with specific reference to surface water drainage and sewerage. The effectiveness of current policy (SP28) in ensuring that developers and providers are clear on their obligations should, we feel, be reviewed.

The Council is not expected (or in a position) to respond to the “Call for Land” exercise, but it is hoped that the points raised above may be reflected in overarching policy decisions that subsequently help to identify whether or not sites in the village are suitable for development.

NB OPTIONS SELECTED FROM ELDC PAPER:

A1	Yes
B1	Yes
C	1
D	2
E	2
F	N/A