

# WESTON BY WELLAND PARISH COUNCIL

Minutes of the Planning Meeting held in St. Mary the Virgin Church, Weston by Welland on Thursday 22<sup>nd</sup> November 2018

Councillors Present	G Baumber, S Grandidge, J Moore, D Ollett, B Roberts, A Sluman (Chair) and K Squibbs,
Also Present	11 Members of the Public, and Sue Cook (Clerk)

**121 There were no Apologies**

**122 There were no declarations of interest.**

**123 Cllr Sluman handed this part of the meeting over to Cllr Grandidge.** Cllr Grandidge gave a presentation following from the meeting that both he and Cllr Squibbs had had with Langton Homes. Several items had been raised at the Parish Council Meeting held on October 29<sup>th</sup> which the Parish Council felt needed more clarity.

- i. Concern was raised about the Parking Provision; Langton Homes have redesigned some plots which now increase the parking spaces to 35.
- ii. Design of the Development, the main concern was the gable end of Plot 10 which is dominated by a pair of double garage doors and a rather understated secondary entrance. The main entrance is at the side of the building. Langton Homes' architects have now included an estate railing with a privet hedge to create a more formal entrance.  
The timber cladding on Plots 6 – 9 has been removed to be built in brick, which in turn should make for more affordable maintenance on these affordable homes. Langton Homes will use different types of block paving on Plot 4 with the agreement of KBC.  
There is a 62m long unbroken fence line along the boundary with the proposed rear access to Home Farm. No planting is shown on the landscaping plan, although some is shown on the visual, Langton Homes have confirmed that this will now be planted and is shown on the latest drawing.  
There is a lack of integration into pedestrian footways – the PC suggested that a footpath be built to run in front of plot 10 until it crosses the footpath on the other side of Valley Road. Langton Homes have spoken to their Consultants (M-EC) who have said that this needs to be discussed with NCC.
- iii. Several residents have expressed concerns about the safety of cars leaving the proposed development. Traffic Management Survey has already been completed and this shows no increase in traffic movements however this does not consider busy trading days at the Wheel and Compass. Langton Homes have said that they are happy to provide additional Traffic calming measures but that it is County Highway who decide if these are necessary. Langton Homes have spoken to their Consultant (M-EC) with our concerns and they offered several solutions that need to be discussed between

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Langton Homes, KBC, and NCC. M-EC have said it would be useful if the PC could articulate what type of measure we would like to see. The PC response is that we would like to see a solution that is most effective at helping to reduce the speed of road users as they enter the village, while also helping to enhance the entrance to the village. A suggestion would be a 'small build out feature' with some additional signage. In addition, if a footpath is not deemed necessary by NCC then wooden bollards could be erected in the verge to help prevent parking on this side of the road and this would help to keep the Visibility Splay.

- iv Community Benefit. One of the 'asks' identified in the village Design Statement is the creation of green spaces. The proposed development doesn't do this. Previously, the Parish Council has worked with Mr Parker to try to secure some land that could be used as a green space by the community. The two hurdles that we encountered previously were finding a suitable location within the village and being able to take ownership of such land. In principle, Mr Parker is still happy to consider providing a piece of land, however, before doing so Mr Parker would like to understand the requirement for such a facility i.e. if time and money were invested to create such a facility, would it be used? If the PC are happy that it would be used, then Mr Parker is happy to help.

Cllr Grandidge started and finished his presentation, by reminding everyone, that although the Parish Council and Langton Homes have worked together to find some solutions to the questions and concerns from residents, that ultimately KBC will make the final decision on many of the items discussed.

Cllr Grandidge ended his presentation by thanking Mr David Warden for his advice. Cllr Sluman thanked Cllr Grandidge for his presentation, and time.

- 124 Questions from the public:** One member of the public asked if any construction traffic would be using The Lane. Anna Roberts explained that no construction traffic would be using The Lane and a sign could be erected at the entrance of The Lane stating, "No Access for Construction Traffic".

One resident had concerns as to how the current disused barns would be dismantled. Mr Parker explained that wherever possible materials would be recycled, and any asbestos would be removed in the correct manner under licence.

**125 Planning:**

- i. **KET/2018/0767 – 10 new properties at Home Farm, Valley Road,** Subject to the above matters, the PC (acting on behalf of the residents) gives Langton Homes their unanimous support in this application

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- ii. **KET/2018/0783 – 17 Ashley Road**, there were no objections to this application.

**126 Date of the next meeting: Monday 21<sup>st</sup> January 2019, this date may change due to emergency work being carried out in Church.**

With no further Council business, the meeting was closed at 8:05 p.m.

<b>Approved by Weston by Welland Parish Council:</b>		
<b>Signature of Chairman:</b>		<b>Date: 21<sup>st</sup> January 2019</b>

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