

MINUTES OF THE MEETING OF WHETSTONE PARISH COUNCIL

Held at the Council Offices, Cemetery Road, Whetstone

23rd November 2017

Present: - Mr. R.Simmons - Chairman
Mr.P.Cox
Mrs. P.Kenney
Mr. M.E.Jackson
Mr. S.Duffin
Mr. M.Bradford
Mrs. S. Coe (Deputy Clerk).

Mr. D.Smith
Mr. M.R.Bounds
Mrs. A.M.Tyler
Mr. L.M.Phillimore
Mrs. N.Kalsi
Mr. L.Breckon (Clerk)

9 Parishioners in attendance.

93. APOLOGIES FOR ABSENCE

Apologies received from – Mrs. N.Howden – Child Care, Mr. A.Tanner – another meeting, Ms. S. Tomlinson – Family matter, LCC Cllr. Mr. D.Jennings – other meeting.
RESOLVED: To accept apologies received.

94. CHAIRS REPORT AND REMARKS

The Chairman welcomed Members and Parishioners to the meeting. He explained the format of the meeting to members of the public who were interested in the planning matter. He informed Council that he had officially thanked the Park Vets and Bulls Head for hosting the Defibrillators.

95. DISCLOSURES OF MEMBERS INTERESTS

Mr. L. M. Phillimore declared a non-pecuniary interest as a Member of BDC Planning Committee and as a Member of Cosby Parish Council.

96. APPROVE MINUTES OF THE MEETINGS OF COUNCIL DATED 26th OCTOBER 2017

RESOLVED: The minutes of the meetings dated 26th October 2017 were confirmed and signed by the Chairman.

97. TO RECEIVE THE MINUTES OF COMMITTEE AND WORKING PARTY MEETINGS

RESOLVED: The minutes of the Planning Committee held on 26th October 2017 be received.

RESOLVED: A verbal report on tonight's planning meeting be received from the Chairman of Planning Committee.

98. REPORTS FROM DISTRICT COUNCILLORS

The following reports were received: BDC Cllr. Mr. M.E.Jackson reported that Scrutiny had looked at the Consultation results from the Waste collection which had been well supported.

RESOLVED: That the report be received.

99. PUBLIC PARTICIPATION

a) Public Speaking Protocol - One request had been received by the protocol deadline regarding agenda item 10. This was noted and acknowledged by the Chairman.

b) The meeting was suspended to allow members of the public to make representation about any item not on the agenda (old parishioners time).

i) The Fencing on College Road towards the subway had been replaced and was accredit to the homeowner.

ii) Parking by the Waterbridge was seen to be a problem this week. This needed reporting real time so that the Police could see the issues being raised. Photos were always the easiest way to pass on the details to the Police.

iii) The road surface on Springwell Lane opposite Ewan Close was sinking. This was since the previous reports.

100. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

None.

101. FINANCE -TO RECEIVE ACCOUNTS AND CONFIRM BALANCE SHEET

RESOLVED: That the accounts paid up to the end of October 2017 are confirmed. The bank reconciliation statement is signed by the Chairman on behalf of Council.

102. PLANNING MATTERS – THESE APPLICATIONS ARE CLASSED AS MAJOR APPLICATIONS:

The Clerk “set the scene” for Members as to the details of the planning application using the BDC documents.

The Chairman invited Mr B.Proffitt to address the meeting as per the public speaking protocol. He raised several concerns from his fellow neighbours who were in attendance. Members asked for clarification on couple of items that were raised.

RESOLVED: It is acknowledged that to attract the right type of employment to the site and upgrade the 1960’s buildings and provision that the application to update plot 2 is welcomed.

However, Council are **opposed** to the proposal for a new access to the edge of the site onto Cambridge Road. The assumption in the transport assessment documentation submitted is that this access would be used primarily to serve unit 1 is totally opposed and disputed and could not be enforced, unless the road layout internally is changed to prevent this.

This access is an in out road for all traffic exiting and wanting to turn towards Cosby and beyond. The current main gatehouse which is the other access highlighted has design issues, for as soon as a lorry or car is “visiting” the site and is halted due to security issues, then the access off Cambridge road is prevented and queues form on Cambridge Road.

This would inevitably lead to vehicles who know the site using this new entrance and the other entrance exit point to the Strata Homes end of Cambridge Road. This would effectively be a rat run and open up another access egress point on a short space of road. If Plots 3, 4 and 5 all gain future permissions, then together with Strata Homes and Linden Homes, the road would not cope.

We do, however, believe that the existing old access which is seen on Google maps that used to be the coach access would make a suitable new access point, but this would mean the design of the buildings would need changing and instead of a single building housing all units, then the design would need two parts being built with the road accessing the site through these two separated blocks. The land lost would be regained at the end where the new road access is being proposed. Residents accept that this will mean buildings facing their properties, but would prefer this to a new access being placed here. It is acknowledged that there is a sub station of some type which would need re-siting to accommodate a split design, but this is a small ask in a masterplan design for the whole scheme which we are being asked to support as a Parish and as a Village.

Council feel that the cumulative effect of this application with the mixed use of employment and housing within the masterplan approach, are worthy of s106 Highways funding being required to allay any traffic impact issues that this application and the other current outline

applications on the masterplan will have when they are submitted as full and detailed applications.

This is especially as at the time of a lot of the data measurements taken are out of date, and indeed, Strata and Linden Homes were in the early phases of site set ups or building on site. It cannot be supposed that these applications will not have major impacts and effects on not only those sites, but the village as a whole.

It is felt that the failing of the planning system in approving Strata and Linden Homes, but not looking at the cumulative impact on highways in the local area alone have created a local road network infrastructure that is creaking at the seams and fails regularly as these two mentioned developments come fully on line. Therefore, these combined masterplan applications have to mitigate the highways network with traffic calming measures in and around the immediate area. This need's addressing by the officers and the applicants in presenting a scheme for approval that meets and solves these issues that have been created and indeed will be added to.

Regarding Sequential Testing, the following request is made: That planning officers must take this "approval" of these schemes, and then use the above statement regarding countryside and / or Green wedge to protect Whetstone from over exploitation. The village is now at saturation point and the road infrastructure, without improvement or addition, will see all roads become gridlocked as both these outline schemes and approved other schemes in Cosby and Countesthorpe and Blaby all use Whetstone as a through point to onward journeys, whether it be the City, Narborough, Enderby or Fosse Park.

What is the point of building new employment and housing sites if people cannot move due to gridlocked transport systems.

We stress again the need to add contributions for highways and road safety including safe crossings points for the area and also the review and implementations of 30mph speed limits on Cambridge Road as it is now already partially residential and also a full review of the impact of these schemes throughout the village. If the mitigation is on the immediate area, i.e. within a mile, then from these sites, the whole of the road network in the village should now be assessed. The cumulative impact has to be considered.

RESOLVED: That the planning application is opposed regarding the new access onto Cambridge Road. We **object** to the new access onto Cambridge for the reasons outlined above. Council also **object** to 24 hour operation of these smaller modern units. They should be 06.00 – 22.00 operational hours limited by planning condition. Hours are not stated in the application made.

Council **do not object** to the following:

The concept of development, the proposals will enable the regeneration of this brownfield site, that seeks to maximise the efficient use of land, in a sustainable manner. That the proposals will afford a significant visual enhancement of this site, which occupies a prominent location fronting onto Cambridge Road.

As part of the Masterplan approach, the development will facilitate the regeneration of the Whittle Estate and the provision of significant new employment floorspace that will reinforce the Estate's role as an important employment site within Whetstone.

Council ask that consideration be given to residents opposite the site as to lighting and screening from headlights during evening /early morning.

The Parishioners thanked the Chairman and Members for their decision made and left the meeting at 8.30 p.m.

103. COMMITTEE AND WORKING PARTY MEMBERSHIP

This was discussed and Members asked for their preferences. The Clerk overviewed each Committee and working party and their current Membership.

RESOLVED: That Mr. S.Duffin join Planning Committee.

104. CLERKS REPORT

The Clerk reported the following: The Christmas carol event was to be Wednesday December 20th. He overviewed the plans and the spend expected to be £1500 from the £2500 budget.

The Clerk gave a full update on the S106 meeting he had attended since the last meeting. Any item under £10,000 required one quote, over £10,000 required three. The following had been approved as accepted spending:

1. Bins and seating - 3 of each for the Community Orchard spinney.
2. Oliver Park play area refresh - for the provision of astro turf pathways in between the play equipment already installed.
3. New signage all parks - which includes a sign for the Back Lane Meadows.
4. Exercise equipment – for Trinity and Oliver Park.
5. Trinity Road Park - Goal wall completion and tarmac area and also a provision for Oliver Park to match what was installed currently on Trinity Road.
6. Playground replacement schedule catch up for all parks.

All these totalled £65,545 from available s106 spend currently held by BDC of £105,000. The path discussed at the last Council meeting from Otter Way to the Linden Homes development was approved as adding communal use and value. The Pump track had no issues with, but the location would need to be suitable. Trinity Road Park had been given as a possibility as previously discussed.

Pelican crossings or traffic measures were not acceptable for use of s106 monies as they were Highway matters. Lighting on Trinity Park was discussed and was available for s106 spend as safety enhancement and community safety. This could apply to all parks. Fencing also meets this criteria. The Sports Pavilion had been discussed. As land owner, it may be possible but would possibly need an enquiry making back to the developer. The Clerk was certain that this would be approved use as it enhances Strata's development outlook.

The second tranche of £105,000 s106 monies became available from the Strata Homes development when the 51st home is occupied. A meeting was to held at BDC on 14th December so the Clerk would attempt to get all quotes and tendering work in place for that meeting.

The Clerk inform the meeting of the sad passing away of a fellow Parish Clerk, Jo Small, Clerk to Glen Parva who had passed away earlier in the week.

Regarding the underpass, the Clerk had not yet followed up discrepancies with BDC officer on reported cases before writing to LCC.

The External auditors appointed for 5 years were PKF Littlejohn, with a fixed five year price based on income. The Church footpath and outside Cemetery paths were being

resurfaced on 15/16th January 2018 An update was given on the Wheatsheaf regarding the footpath closure and plans and High Street works.

The Clerk had tabled a response to a residents letter and his initial reply.

The Clerk was thanked for his full and informative report.

105. CORRESPONDENCE

To receive correspondence report: RESOLVED: The list be received and noted. All correspondence has been copied to members.

a) Citizens Advice – correspondence re: funding – received.

b) LCC – Re- Change in handling of petitions – noted.

c) LCC Correspondence via BDC Cllr. M.Jackson regarding Whetstone RHWS – noted.

RESOLVED: That the correspondence be received and actions noted.

106. TO CONSIDER APPOINTMENT OF COUNCIL REPRESENTATIVES TO OTHER MEETINGS, ORGANISATIONS OR EVENTS

a) LRALC – Blaby Branch meeting invite – 6th December 2017 at 7.30 p.m. at Glenfield – RESOLVED: Mr. D. Smith would attend.

With there being no further business, the Chairman thanked Members for their attendance and closed the meeting at 9.35 p.m.