

## **Langtoft Parish Council**

Minutes of the Extraordinary Meeting of the Parish Council held on Monday 23 September 2019 at Langtoft Village Hall

**Present:** Cllrs Andy Halfhide (Chairman), Andy Hallam (Vice Chairman), Brian Branch, Angela Brogan, Alastair Fraser, Lewis Trickey.

**In Attendance:** Julian Tatam (Parish Clerk) and 14 members of the public.

### **49/ 18-19 Chairman's welcome and remarks**

The Chairman welcomed the Councillors and reminded the members of the public that there is not a public forum, but that their views will be requested later in the meeting.

### **50/ 18-19 Apologies for absence**

Cllrs D Hallam and McCulloch; prior engagements. Cllr Valentine; away.

### **51/ 18-19 Declarations of Interest**

Cllr A Hallam declared an interest as the planning application relates to land that lies behind his property.

### **52/ 18-19 Planning**

The planning application S19/1594 relating to the demolition of an existing dwelling at 22 East End and erection of 37 houses was discussed.

The views of Councillors present, and written submissions from those absent, can be summarised as follows:

- The proposal is not supported by Councillors
- It will add to pressure on local infrastructure, in particular the A15 crossroads and New Road/ Meadow Road access to the A15. (The Council opposed the application for 35 houses at Stowe Road in 2017 due to pressure on overstretched infrastructure)
- There is no proven need for the properties; it does not form part of the current draft Local Plan 2011 – 2036.
- It is understood that the statement at 1.2 in the Design and Access statement 'The South Kesteven Local Plan, Sites and Settlements Consultation July 2016 has identified the application site as a proposed location for development' is incorrect. No evidence of that assertion can be found in SKDC public records.
- In addition to the impact on highways, the village school is over-subscribed and the Deepings Medical centre cannot cope with existing demands.
- There is insufficient benefit to the village
- This is a greenfield site and would lead to the loss of valuable arable farmland
- There is no need for additional land for a cemetery for the foreseeable future (over 75 years)
- The Parish Council would not want the liability of maintaining the site for the 'proposed new cemetery'.
- There is no need for additional parking for the cemetery and the route to the proposed car park is inappropriate for a funeral cortege. The proposed car park may encourage fly tipping and antisocial behaviour.
- The application opens the door to creeping development; the Indicative Site Plan shows a potential future access

- It would result in the loss of 22 East End, an iconic property in the style of Art Deco which currently contributes to the variety of properties in the village conservation area.
- The development is in the conservation area and adjacent to historic buildings

### **53/ 18-19 Suspension of Standing Orders**

The suspension of standing orders to allow comments from the members of the public was agreed.

### **54/ 18-19 Comments from the Public**

Comments from the public were all in opposition to the application and included:

- The adverse impact upon the grade 2 listed dovecote adjacent to the proposed car park has not been considered.
- There is fear that the development would spread further eastwards to Cloven Ends.
- There is already more traffic coming through the village from the Langtoft Lakes development, impacting upon the A15 crossroads. The proposed development will exacerbate this.
- The distribution of planning notices to neighbouring properties has been sporadic so the level of awareness in the village may be limited.
- In addition to the lack of space at the village school, the breakfast and after school clubs are already full.
- They would like the Parish Council to provide more publicity about the application so that more villagers could express their opinions. Guidance of how to comment would be welcomed.

Actions:

The Clerk will collate all these comments into a draft response which will be circulated to Councillors for comment and approval.

The 'Advice for Parish Councils on commenting on planning applications' will be posted on the Council website and a link to the Local Plan.

This will also be added to the Facebook 'Life in Langtoft' site.

The Parish Councils formal response will be posted on the website and 'Life in Langtoft'

The Stamford Mercury should be contacted with the Parish Council's views.

### **55/ 18-19 Date of future meetings**

Next Council meeting: 15 October 2019 at the Village Hall.

There being no further business the meeting closed at 8.05 pm.