



Waltham on the Wolds & Thorpe Arnold Parish Council

serving our Parish Community

Waltham on the Wolds and Thorpe Arnold Parish Council

Council Meeting

Waltham Village Hall, 19:00

17th February 2022

Present:

Cllr. S Champion (SC), Cllr. S Horne, Cllr. G Hulland (Chair) (GH), Cllr. C Gray (CG) and Cllr. V White (Deputy Chair) (VW)

Parish Clerk: Nancy Denny

Three members of the public (MOP1, MOP2 and MOP3)

Minutes

153 2122 To receive and approve apologies for absence:
Cllr E Sleger and Borough Councillor E Holmes

154 2122 To receive declarations of interest: both pecuniary and personal on
matters in the agenda. NONE RECEIVED

155 2122 To approve and sign the minutes from the meeting 20th January 2022.
APPROVED AND SIGNED

156 2122 Reports from visitors.
NO REPORTS RECEIVED

157 2122 Public Participation. Adjournment of the meeting for 15 minutes to
enable members of the public to express their views on any topic.

MOP1 wished to express his concern and that of other residents of Thorpe Arnold about planning application 22/00154/FUL. There is very little information on the MBC planning portal about the whole project, which consists of change of use of the main building and the construction of an annex (this application) to house 8 children and 4 adults in total in 2 'family' groups. Main issues raised were:

- *Lack of parking*
- *Difficulties in crossing the A607 at that point on a dangerous bend*
- *Lack of information for parishioners about the full project*

MOP2 and MOP3 re-iterated some concerns already raised about the development at R and R for a new vets' practice, some which had already been dealt with prior to this meeting. Issues raised were:

- *Proximity of the practice to the adjacent property*
- *Whether there were windows on this side of the development*
- *Removal of contaminated waste from the site*
- *How storm water and sewage water will be dealt with*

The elements of the design statement pertaining to sewage and storm water were shared and it was agreed to contact the architects for further clarification.



Waltham on the Wolds & Thorpe Arnold Parish Council

serving our Parish Community

158 2122 To discuss planning issues:

To receive updates on the development behind 38-48 High Street, Waltham

21/00832/DIS – Land behind 38-48 High Street, Waltham on the Wolds

In relation to plots 25 and 26 only - application for the approval of details reserved by conditions 2 (external materials), 5 (surface water drainage scheme), 6 (foul sewage drainage plans) and 17 (site and finished floor levels) of Planning Permission 14/00777/FUL

Following on from this meeting, it was found that the drawings subjected had been passed as shown by MBC on 07/02/2020. Hence, a discharge application is correct. Stone has now been included on the gable ends and it is hoped that the extension could also be in stone.

The drainage plan submitted with this application pertains to the whole site and not just plots 25 and 26 only. A report from Dr Jefferson was shared with Councillors and further concerns were raised about the new plan including the positioning of the French drains.

Outstanding issues from previous contact with MBC include tenure (Edd de Coverly), inaccurate measurements and the hedgerow (Jim Worley). Jim Worley is leaving on 25th February and the Council are keen to know who will take on his role.

Resolved: To write to Mr Jim Worley to provide an update on outstanding issues with this development and clarify future contacts.

To object to the new drainage plans on the basis of the information shared in Dr Jefferson's report and the perceived lack of impact and positioning of the French drains – this applies to the whole site.

22/00073/GDOCOU Barn At Field OS 2510 Garthorpe Lane Waltham On The Wolds
Conversion of barn to dwellinghouse

Resolved: No further action

22/00154/FUL – Avahan Waltham Road Thorpe Arnold Melton Mowbray
Erection of 6 Bedroom Children's Home Annex

Resolved: To object to this application on the grounds that:

- a) **The proposed development does not comply with the Neighbourhood Plan, as the location is situated outside the development boundary line.**
- b) **Housing Mix. Policy H2 requires dwellings of 3 bed or less and, although the application is for a Children's Care Home, it is to be considered a dwelling.**
- c) **The proposal would have a significant increase in traffic onto a Class 1 road where the access has restricted visibility in both directions and Lag Lane opposite. The Parish Council considers Highway Safety to be of paramount importance and should have significant weight in the decision.**
- d) **The car parking space is inadequate for the number of vehicles expected to be using this facility, especially at shift changeover times.**

To mention that the main dwelling is to be transformed into a care home and that the Council is not aware of any proposal for change of use.

159 2122 Finance.

a) list of payments for approval

See Appendix 2

b) bank reconciliation for approval

Cllr Horne and Cllr Hulland carried out the necessary checks on the list of payments and the bank reconciliation.

Resolved: To approve payments and bank reconciliations

c) to consider clerk's remuneration for 2022/2023

**Resolved: To approve a pay rise to be increased in line with NALC pay scales.
To pay a 'work from home' allowance for 2021/2022 in accordance with HMRC rules.**



Waltham on the Wolds & Thorpe Arnold Parish Council

servicing our Parish Community

160 2122 To consider any other planning applications submitted to Council between the distribution of the agenda and the date of this meeting.
NONE RECEIVED

161 2122 Clerk and Assets Report See Appendix 3
Resolved: To reserve two places on the Closed Churchyards course run by LRALC in April
To approve use of the overflow car park for a walking group on Sunday 15th May and Tuesday 17th May from 9.30 to 15.30 for a £40 donation

162 2122 To receive an update from the Biodiversity Group
Resolved: To note the contents of the report

163 2122 To receive an update on the refurbishment of the Pavilion
The kitchen has been installed; there is some connection work to be completed; the outside tap has been installed; the roller shutter and windows have been ordered; the main floor has yet to be treated; a meeting with the decorator has been set up and it is hoped that he will carry out his work mid-March.

164 2122 To consider the pitch improvement programme offered by the Football Foundation
Resolved: To sign up to the programme

165 2122 To consider a request for use of the Play Field and pitch for a farmers' market on Sunday 8th May 2022 and Sunday 20th November 2022
Resolved: To approve the use of the Play Field and the overflow car park with no charge with the proviso that fund raising is for the village. The football pitch is not to be used for stallholders.

166 2122 Meeting closed at 20.20

