

## Waltham on the Wolds and Thorpe Arnold Parish Council Extra-ordinary Council Meeting

Waltham Village Hall, 19:00

3<sup>rd</sup> January 2022

Present:

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

Parish Clerk: Nancy Denny

No members of the public

Minutes

- 133 2122 To receive and approve apologies for absence.  
County Cllr. Bryan Lovegrove
- 134 2122 To receive declarations of interest: both pecuniary and personal on matters contained in the agenda **NONE RECEIVED**
- 135 2122 Public Participation. Adjournment of the meeting for 15 minutes to enable members of the public to express their views on any topic.  
**NO MEMBERS PRESENT**
- 136 2122 To receive an update on the development behind 38-48 High Street, Waltham following discussions with Melton Borough Council (MBC) and Platform Housing Group (PHG):
- a) PHG acknowledged that their drainage scheme is not fit for purpose and a revised scheme will be submitted for approval imminently
  - b) No further progress was made on determining whether the adjacent land drain had been severed and blocked during the development
  - c) PHG confirmed that they would monitor and maintain the hydro break in the long term
  - d) There is still some confusion about over ownership of the right of way to access the Mowbray Way
  - e) Replacement of the hedge at the back of the development is still waiting to be completed. A legal discussion is ongoing to determine boundaries and replacement could be held over to become part of the landscaping
  - f) No answer was given about maintaining the 1m ecological corridor. PHG were insistent that a corridor will be part of the development. The current landscape management plan submitted by PHG has still not been passed so further developments are awaited including clarification of the installation of a French drain down one side of the development
  - g) PHG acknowledged the request from the Parish Council that to comply with the vernacular of the High Street the buildings on plots 25 and 26 should have stone gable ends as well as stone frontage, but no further agreement was forthcoming
  - h) MBC were in receipt of site measurements carried out by the Parish Council on the 15<sup>th</sup> October 2021 highlighting discrepancies in several areas of the development. PHG has one set of drawings and MBC another and no agreement has been reached about the actual discrepancies which breach these drawings

**Resolved: To continue discussions with Melton Borough Council on all issues.**

137 2122 To receive and discuss an amended tenure for the development behind 38-48 High Street, Waltham

- a) This meeting was attended by 3 members of the Parish Council, MBC and PHG and the Parish Council indicated that they were participating on a 'without prejudice' basis thus protecting their legal position
- b) Currently, PHG would like to develop the site as 100% affordable and to have 15 shared ownership, 5 rent to buy and 6 affordable rentals. Despite each tenure style needing a specific set of specifications, they could not say which plot would be which tenure
- c) PHG also argued that their modelling suggests that 100% affordable is necessary in Waltham
- d) The Parish Council queried that in a landscape management document submitted by PHG, it states that plots 1-8 and 12-19 are to be maintained by the management company in accordance with the schedules in the document. The remaining properties, 9 to 11 and 20 to 24, are private and should only be maintained until handover to residents. This contradicts their desire for the entire site to be 100% affordable
- e) MBC asked PHG if there was any movement in what they were proposing and the only area might be a move from affordable rent to shared ownership. They were also going to go back to their planners and lawyers to see if the suggested change in tenure would be financially viable for them
- f) MBC asked the Parish Council if there was any movement and, at the time and without prejudice, a figure of 50% (13 houses) was mooted which would have to be ratified at a full Parish Council meeting
- g) PHG and MBC agreed that a local connection was key for prospective tenants

*Following this feedback, the Parish Council discussed their options: either to stick with the original s106 agreement of a maximum of 6 affordable homes on the site: to follow the recommendation of the WOTWATA Neighbourhood Plan (Jan 2018) that 32.4% of a development above 11 houses should be affordable which in this instance would equate to maximum of 9 houses: or to agree to the mooted figure of 50% affordable which would equate to a maximum of 13 houses.*

**Resolved: To withdraw the mooted figure of 50% of the development (13 houses) as an acceptable number of affordable homes.**

**In line with WOTWATA Neighbourhood Plan (32.4%) and Melton Local Plan (value area 2: 32%), to propose 32.4% of the development as affordable, which equates to a maximum of 9 affordable houses.**

138 2122 To discuss planning issues:

21/01146/OUT Farm Buildings Adjacent Ashleigh Waltham Road Thorpe Arnold  
Proposed development features the demolition of the redundant agricultural barns and construction of 4 new dwelling houses - additional information received – revision from 4 to 3 dwellings

**Resolved: To withhold approval of the revised plans until a Class Q query has been resolved. If the revised plans fall within Class Q permitted development, then approval is agreed.**

139 2122 Meeting closed at 20.00