

Minutes of the meeting of Holbeach Parish Council Planning, Properties, Emergency Planning & Speeding Committee meeting Tuesday 26th September 2023 at 14:00 at Coubro Chambers

	In attendance	Apologies given	Non-Attendance
Holbeach Parish Council, Planning, Properties, Emergency Planning & Speeding Committee	<p>Cllrs: P. Howden, I Hutchinson, S Hutchinson, T Wiltshire & P Savory</p> <p>Clerk: Jan Hearsey Deputy Clerk: Becky Brothwell Apprentice: Ed Kennedy</p>		
Public including Councillors	Cllr P Ward		

Chair Cllr: P Howden opened the meeting at 14:00

PPES-2023/4-035 - Apologies for absence

To receive and accept apologies where valid reasons for absence have been given to the Clerk prior to the meeting.

None

PPES -2023/4-036 - Declarations of interest.

To receive any declarations of interest in accordance with the requirements of the Localism Act 2011 and to consider any requests for dispensations in respects of pecuniary or non-pecuniary interests in Agenda items.

Cllr P Howden declared an interest in agenda item 2023/4-039 (a) planning number H09-0818-23

PPES-2023/4-037 - Minutes

It was **resolved** to approve as a correct record the notes of the meetings of the Committee held on 22nd August 2023 and to authorise the Chair to sign the official minutes.

PPES-2023/4-038 - Clerks report

- To receive a report from the Clerk see appendix a

PPES-2023/4-039 - Planning Applications

- It was **resolved** to agree the planning responses: (Cllr S Hutchinson abstained)



Application No:	Proposal:	Deadline	Location	Comment
H09-0782-23	Extension & Alterations	27-09-23	53 NORTHONS LANE HOLBEACH	No comment
H09-0740-23	Demolition of agricultural barn and erection of two dwellings - approved under H09-0021-23. Modification of Condition 2 to allow amendments to previously approved plans.	27-09-23	Rosedale Farm Chapel Drove	No comment
H09-0790-23	Change of use from agricultural to equestrian for personal use	29-09-23	Land west of Fensever Further Old Gate	No comment
H09-0132-23	Proposed construction and operation of a 48MW solar farm comprising ground mounted solar photovoltaic arrays together with associated infrastructure and landscaping	10-10-23	Land North of Roman Bank and East of Middle Marsh Road at Red House Farm	Support but not on agricultural land
H09-0818-23	Proposed grain store –	10-10-23	Ashtree Farm Little Dog Drove	See appendix b
H09-0808-23	Siting of portacabin – Retrospective -	10-10-23	HOLBEACH YOUTH CENTRE BOSTON ROAD SOUTH	See appendix b
H09-0913-22	Residential Development - Erection of 5 Houses	05-10-23	Off Farrow Avenue Holbeach	No comments

PPES- 2023/4-040 - Speeding

- It was discussed and **resolved** to agree the SID's locations for October as Boston Road South and Foxes Lowe Road.
- To receive an update on further SID locations, write to LCC re Archers Survey and possible 20mph Church Walk and Albert Walk and the possibility of making them one way
- It was **resolved** to agree to approach a local company to sponsor another SID

PPES-2023/4-041 - Properties

- It was discussed **resolved** to agree the way forward with the property valuations as to add the Changing Places toilet and send to our insurers.
- It was discussed and **resolved** to agree the asbestos survey for the cemetery shed, Coubro Chambers; toilets, pavilion & tractor shed, Carters Park; Cemetery chapels also ask for a management plan.
- It was discussed and **resolved** to agree the way forward with the bowls club as the Clerk to draw up a draft lease and bring to the next meeting.
- It was **resolved** to agree the Changing Places toilet maintenance in that the amount is put in next years budget but no agreement is entered into yet.
- To **resolve** to agree the cost of building surveys, the Clerk had contacted five companies, however none had got back to her. She will chase.
- To receive an update on the cemetery chapels. The frames are not repairable. As the Trust for the latest building survey. Find out costs of drawings from the glazier. Speak again to the conservation officer.

PPES-2023/4-042 – Meetings

- Confirmation of date and venue of the next PPES meeting – Tuesday 24th October 2023 at 17:30

Meeting closed at 15:04



Signed Chair.....Date.....

Appendix a

Coubro

Waiting to hear back from local building contractor.

Roof work being undertaken.

Speeding

Two new SID mounting plates have been ordered

Email sent to D councillors

Just received consultation re Holbeach St Johns Joys Bank

I have received an email from the Charity solicitor to say that the Charities Commission are way behind and there is no response from them as yet

Appendix b

Although the Dog drove is a no through road there will undoubtedly be an increase in heavy vehicular traffic to service the grain store that will come through the Holbeach St. Johns village or from B1168 or from the direction of the airfield along Jekils Bank. There is already a high level of traffic as the B1178 is a main link route for traffic and undoubtedly the village will experience even more pollution, speeding, noise and general disturbance. We would like to see a planning restriction, if possible, that vehicles should not use the route through the village.

The other point of note is there is no provision on the plans for a drying capability for the grain,. Usually there is – did we miss them? That requires blowers and I suspect they maybe heard in the nearest houses in the village - even though they are not located immediately next door to the site

While we appreciate the idea for the intended use we do not see it can remain as currently positioned and on the way in which it is sited on wooden blocks.

There is a ramped fire escape that is not marked that runs behind the portakabin and is meant for wheelchair emergency access / exit. The portakabin is dangerous as it conceals this and with the current equipment stored, trailers etc it is a hazard. Even if the area is cleared we think it could soon become a hazard with storage and especially for the proposed use as a cycle repair shop, flammable maintenance chemicals would need to be stored there.

The building is not currently connected to services which needs consideration before consent is approved and is not shown on the site plan.

The structure is levelled on soft wood. That does not seem to be safe for the longer term. So not sure what building regs would suggest about that but it does not show permanency.

The current position blocks the lottery funded permanently fixed basketball hoop. There are moveable ones, again these are not stored well and may end up in the fire escape area.

Chair's initials.....



As this is a play area the obstruction makes it unusable for that and stops the basketball area being used fully.

There seems to be alternative positions they may want to consider for example in one of the corners of the car park subject to services connection .

In our opinion the current location is unsuitable for the centres safety and we suggest that consideration for repositioning should be suggested .

Draft until agreed