

MINUTES OF THE MEETING OF LEVERTON PARISH COUNCIL HELD IN LEVERTON CHURCH HALL ON
MONDAY 20 JANUARY 2025

Present: Cllr D Durrant – Chairman
Cllrs: Mrs J Self-Shutts, Mrs F Osborne, Mr D Horwat, Mr N White, Mr N Chandler

Also Present: Mrs C Anderton – Clerk of the Council
Cllr P Skinner, Lincolnshire County Council

Public Forum

There were no members of the public present.

24/101 Apologies

Apologies were received from Cllr P Bedford and Cllr D Broughton.

24/102 To receive any declarations of interest in accordance with the requirements of the Localism Act 2011

There were no declarations of interest given.

24/103 To receive and approve the notes of the Council meetings held on Monday 18 November 2024

Cllr F Osborne asked if the Christmas Tree and the topic of appraisal which was raised in the matters for discussion item in the December meeting should have been added to the January agenda. The clerk confirmed that the provision of a permanent Christmas Tree would be discussed during the process of setting the Precept. The clerk also confirmed that the topic of appraisal would be discussed under the item 'matters for discussion' as it was something which related directly to councillors and was not business relating to the parish.

It was **RESOLVED** that the notes of the meeting held 16 December 2024 be approved as a record of the meeting and be signed by the Chairman.

24/104 Reports from Lincolnshire County Council/Boston Borough Council

Cllr P Skinner gave a verbal report regarding Lincolnshire County Council updates and confirmed that he had accompanied the Highways manager on a tour of the outlying parish roads.

24/105 Issues relating to the Playing Fields, Potholes and the Environment of the Parish

Playing Fields

Cllr Horwat stated that there were no issues to report

Potholes

The Chairman shared a letter which had been drafted to the Highways department informing of the council's displeasure with the standard and longevity of repairs on the parish roads. Members agreed the letter was appropriate and that it should be sent.

Environment

Cllr White confirmed that he was due to collect the dog fouling signs which had been obtained by Cllr P Bedford.

Cllr Osborne stated that she had noticed that a few more containers had appeared at the VW Breakers yard and Cllr White had noticed more wood stove chimneys being used at the site.

24/106 Planning Application B/24/0246

Proposed detached garage and store building with annexe accommodation and office space on first floor to be used in conjunction with residential dwelling The Grange and as incidental accommodation to the adjacent conference/wedding facility (Works already started) at The Grange, Highgate, Leverton, Boston PE22 0AW

Members of the Council discussed the amended planning application and **RESOLVED** to object as follows:

Leverton Parish Council recognises and acknowledges the time that was taken to research and consult on the policies contained within the South East Lincolnshire Local Plan 2011-2036, which was adopted in March 2019 and also the Department for Levelling Up Housing & Communities National Planning Policy Framework which was updated on 5th September 2023 and has used both documents extensively in determining its response to the application detailed above.

The Parish Council have also applied their respect for the Planning Process overseen by Boston Borough Council which seeks to provide a fairness of consideration for all residents through applications prior to building works commencing.

In the first instance, Leverton Parish Council are aware of an original planning application under reference B/20/0061 which was granted for change of use for this site, from residential to assembly and leisure purposes. Included and clearly marked in red on document 12-416-07 Rev E Proposed Site Layout Plan Site Section A/A of said application, is the area for the proposed and now completed building.

The Parish Council are also aware that this application is a resubmission of an application dated June 2024 for change of use of a parcel of land from commercial to domestic in conjunction with the host dwelling The Grange (Works already started) at The Grange which was not determined.

The Parish Council have noted the following Section 17 Residential Units – the applicant has ticked no to gain of residential units, however the proposal clearly states annexe accommodation to be used in conjunction with the residential dwelling. In Section 18 Non-residential floorspace – the applicant has ticked no, however the proposal states incidental accommodation to the adjacent business of conference/wedding venue.

Leverton Parish Council are also aware of Policy 22: Replacement Dwellings in the Countyside and Policy 23: The Reuse of Buildings in the Countryside for Residential Use. This proposed and now completed building is neither the replacement of a building already in situ or a disused or redundant building being repurposed for residential use.

Therefore, in conclusion, the Parish Council **RESOLVED** to strongly object to this application as it does not adhere to policies contained within the South East Lincolnshire Local Plan 2011-2036.

24/107 Finance

It was proposed and **RESOLVED** to accept the payments as per the payment sheet 01/2025 details below:

21/01/2025	LALC	249.58	Annual Subscription
21/01/2025	Staff Costs	649.72	Staff costs
Total		899.30	

The clerk provided a budget forecast for the 2025-26 financial year prior to the meeting and members of the council **RESOLVED** that the precept would remain the same at £15,000.00. It was also agreed that once the overgrown area outside the tin hut was cleared away members could then look to see what needed to be put in place for the provision of the Christmas tree. The clerk confirmed there was an excess of funds being carried into the next FY which could be allocated to the project.

24/108 Matters for discussion only or to be added to the next agenda.

In response to Cllr White's suggestion of an appraisal which he had raised in the meeting in December the clerk stated that as Council members were elected by the parish, they should not be subjected to such process. Cllr White stated that 'appraisal' was the incorrect term to use but was suggesting that if any member has issues with proceedings during meetings, these issues could be raised informally after the meeting with 2 nominated Councillors of which the Chairman would not be included. Cllr White referred to another Parish Council within the district who he believed employed this process and suggested members looked at the details on their website. It was agreed that this would be discussed again during the agenda item 'matters for discussion only' in February.

24/109 Date of the next Parish Council Meeting

Date of the next Meeting of the Parish Council will be held on Monday 18 February 2025. There being no further business to discuss, the Chairman thanked those in attendance and declared the meeting closed.