

Thurlby Parish Council
Minutes of the Special Meeting of Thurlby Parish Council (Min 22-12) held on Wednesday the 22 March 2023 at 7.00 p.m. in the Lawrance Park Social Room

Present: **Councillors:** R Bill, N Bradley, E Lunn, M Owen, M Reece, A Thomas, (Presiding),
Residents: O Gray and C Gray
Others: Bernard Champness – Clerk,

	Open Forum
	Oliver Gray and Colin Gray wanted to address the Council regarding the planning application under discussion. Oliver explained that he owned the land in front of the proposed site and access will be needed to get into the fields that they have purchased. He has to agree to this but only to the landowner and not the members of the public who will be attending the dog training courses. He had contacted his solicitors to verify that this is correct and is awaiting the advice. The track is not suitable for road vehicles and is very narrow which would not allow vehicles to pass from the opposite direction. It is a single track, and they are responsible for maintaining it. The gate at the entrance to their land needs to be locked at all times to stop fly tipping and illegal use of the land. There is no access to water on the site and they will not allow utilities being piped across their land. The fields are at present used as the grass is mowed twice a year. The site has ancient woodland to the south within 100 meters and to the north is a cemetery within 250 meters. The applicants have never made contact to discuss with them the proposed application. The fields are boarded by land that has Countryside Stewardship attached to them. This means that the scheme aims to encourage and support efforts to conserve or restore wildlife habitats, manage flood risk, create and manage woodland, reduce water pollution from agriculture, preserve the character of the countryside, preserve historical features and improve educational access.
	The meeting was formally opened at 19.10
223	Apologies for absence, acceptance of Apologies & noting of resignations received
	223.1 Apologies were received from M Keene (personal) S Broadbent (personal) L Lowe (personal) P Haley (personal) Resolved that the apologies be accepted.
224.	Declaration of Interest – To receive Declarations of Disclosable Pecuniary and Other Interests, as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item
	224.1 No one declared a Disclosable Pecuniary and Other Interests in any matter on the agenda.
225.	Minutes of the Meeting of the Parish Council held on the 1 March 2023 (Min22-11)
	225.1 Resolved: That the minutes of the meeting held on the 1 March 2023 were signed by the Chair as a correct record.
226.	Planning applications:
	226.1 To consider any Planning Applications received – S23/0343 - Proposal: Proposed change of use of land to create dog exercise paddocks – including associated vehicular

		<p>hardstanding and secure boundary treatment. Location: Land to The East Of Bourne Road, Thurlby, Bourne, Lincolnshire, PE10 0EL Response: by 6 April 2023. Resolved: that the application is objected to for the following reasons:</p> <ol style="list-style-type: none"> 1. To access the land the applicant will have to use a single track to get to the site. The track is on land owned by someone else and it is understood they will have to give access to either the owner or tenant and not members of the public. 2. Access to the track is from the A15 which means that the exit is back onto a very busy road. The access is close to the end of the 40-mph limit and when the applicant wishes to leave they will have to travel to Bourne thus meaning they will have to go across the south bound lane to do that. We consider this to be a dangerous stretch of road. The track is a single use track and is not wide enough for vehicles to pass each other and in fact the track is unsuitable for vehicles which are not farming vehicles. It is also understood that the owners of the site will have to allow access across their land to farmers using the adjacent fields to the east. 3. As set out in objection 1 we mention the owner or tenant, but the application does not make mention of who the owners are.. The application is made by I.P.M Personal Pension Trustees Limited but in the supporting statement says on page 6 that the applicants run a successful local dog walking business. So, who are the people that will be accessing the site? 4. There is nothing in the supporting statement that mentions that the Definitive footpath 9 runs along car dyke and therefore runs through the land on the site by the dyke. What provision is being made to allow access by walkers and to ensure that they might not be attacked by dogs if they are off a lead. The owners will also have to allow the environmental agency access to the dyke if work is needed to be done. 5. Within 100 meters to the south is an ancient woodland and to the north with 250 metres is the local cemetery. What the map does not show is that we the Parish Council have extra land that has been purchased which will extend the cemetery by a further 50 metres. We are concerned that the noise coming from the dogs will not be conducive to a funeral service taking place. 6. The proposed use of the site will be an intrusion into the open countryside and will have an adverse effect on the wildlife. 7. The supporting map shows that there are 2 intended water troughs. There is no access to water on the site and the landowners in the adjacent fields will not allow utility services to run across their land. 8. The adjacent fields are all covered by the Countryside Stewardship scheme. The scheme aims to encourage and support efforts to conserve or restore wildlife habitats, manage flood risk, create and manage woodland, reduce water pollution from agriculture, preserve the character of the countryside, preserve historical features and improve educational access. We are of the view that the number of dogs being brought into this area will affect the conservation of the wildlife. 9. The supporting statement states that the site has existed as an empty/open grassed paddock. The land is mowed every year for the grass. 10. Although there is no mention of any intended building being erected on site we would like to see that there is a clause in the planning consent, if given, that they will not be allowed to erect any building of any kind at any time on the field.
	226.2	<p>To note Planning Applications approved: S23/0453 - Proposal: Licensing consultation for a variation to a premises licence at Petrol Station Milestone Road Bourne S23/0074 - Proposal: Proposed demolition of existing carport, erection of carport and log store and re-roofing of existing garage at Earl House Farm 59 Northorpe</p>

		After the agenda was posted another notice was received S23/0159 - Proposal: Replacement of former entrance doors with glazed screen. New fire exit inside (south-west facing) wall of former vestibule at Thurlby Methodist Church, High Street
	226.3	To note any Planning Applications refused: none to note
	226.4	To note any Application appealed or any decision made regarding an appeal: none to note
227.	Members Questions - <i>reminder only questions given to the clerk a week in advance will be answered.</i>	
	227.1	There being no other business the meeting was formally closed at 19.29
228.	The date of the next meeting – to be held on Wednesday 19 April 2023 at 7.30 p.m. in the Lawrance Park Social Room, Thurlby	

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