

Thurlby Parish Council
Minutes of the Meeting of Thurlby Parish Council
(Min 23-09) held on Wednesday the 6th March 2024 at 7.30 p.m. in
the Lawrance Park Social Room

Present: **Councillors:** N Bradley, R Bill, H Daines, M Harrison, L Day, L Lowe, M Owen, and A Thomas (presiding)
Residents: James Wallace
Others: Bernard Champness – Clerk, and District Cllr Dobson. Nigel Eveleigh, N Oglesbee and L Pansrucker (Bourne Town Council) Giles Houlston (Lead Development Manager Town & Country/EV Projects) and James Walker

Open Forum
<p>Giles Houlston Lead Development Manager Town & Country/EV Projects and James Walker Planner were present and wanted to address the Council regarding a potential planning application for a solar farm on Northorpe Fen. They had delivered to all residents a leaflet advising of this proposal and with details of a meeting in the Methodist Chapel on 13 March 2024 from 12 noon to 6 p.m. They were asked why it was not ending later as people who worked might want to attend but would be unable to as they arrived home after the closing time. They explained that once all the necessary surveys etc were completed they would be holding another meeting, and they would consider ending later to accommodate these people who arrived home later than 6 p.m. The Grid had accepted the power that the solar farm might generate and that the supply would be fed into the sub-station in Bourne. The electricity would be carried underground rather than overhead cables. They did not own the fields but would be renting them for 40 years. At the end of that time the fields would be returned to agricultural use but in that time they would expect sheep to be able to graze in them. If things went well they would expect to apply for planning permission in May/June 2024. When and if work installing the solar panels took place access would be down Northorpe Fen. They were advised many people used that road which was very narrow to walk their dogs and they said that they were aware of that, and appropriate steps would be taken to ensure their safety, but they did not anticipate heavy use of lorries in the 6 months they would expect to take to get the panels installed. They were asked to put in plain English the actual size of the site as many people would not be able to visualise the size, for example how many football pitches would fit into that site. They did not know but research was carried out and it would appear that about 20 football pitches would fit in that site.. The Chair explained that we could not comment at this stage, but we would do so once the planning application had been received.</p>
<p>Nigel Eveleigh together with Neil Oglesbee and Leslei Pansrucker from Bourne Town Council wanted to address the council about us joining forces with Bourne for a speed survey on the A15. They explained that there could be a large amount of development in Bourne and surrounding villages which would mean that the increase in traffic would have an impact on an already busy A15. They wanted to have details of the present usage of the A15 not just by cars but by lorries as well. There were 4 exit/entrance points to Bourne, and they would like to arrange for volunteers to carry out a traffic survey. The survey would be on the 17 April and if we were interested they would like to advertise for volunteers. It was agreed that we would be happy to take part and a notice would be placed in the Village Link and 2-3 Facebook pages.</p>

	James Wallace had attended on the hope that he might get some positive news from County Cllr Reid. Sadly, he had sent his apologies, but the Clerk read out the part in his report that dealt with Church Street, Mr Wallace said that he had read the Local Plan and flooding was barely mentioned in it so clearly they did not think it was a problem
	The meeting was formally opened at 20.09. Cllr Thomas explained that we had been advised that the wife of Barry Sadler, who was previously a Parish Councillor and Chair of the Counsel had died and we would like to send our condolences to him.
166.	Apologies for absence, acceptance of Apologies & noting of resignations received
166.1	Apologies were received from Cllr Broadbent (personal) Cllr Haley (work) Cllr Keene (work) Resolved: that the apologies be accepted. County Cllr Reid had sent his apologies.
167.	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
167.1	Cllr Thomas declared a personal interest in Item 171.1 planning application S24/0265 as his son lived opposite the site. Cllr Day declared an interest in Item 171.1 planning application S24/0154 as the site was next door to her property.
168.	Minutes of the Meeting of the Parish Council held on the 7 February 2024 (Min23.08)
168.1	Resolved: That the minutes of the meeting held on the 7 February 2024 be signed by the Chair as a correct record.
169.	To receive a report from the County and District Councillors on matters relating to Thurlby
169.1	<p>County Cllr Robert Reid had sent his report as follows:</p> <ol style="list-style-type: none"> 1 A reminder that County catch-up is our latest countywide newsletter, sharing all the latest updates, news and good work the county council is doing throughout Lincolnshire. 2. The Department of Energy Security and Net Zero has awarded £300,000 to the 'Lincs 4 Warmer Homes' Local Energy Advice Demonstrator project, with Lincolnshire County Council supporting a joint bid from North Kesteven District Council in partnership with City of Lincoln Council, South Kesteven District Council and West Lindsey District Council. This funding will be used to support people living in hard-to-modify homes and increase the uptake of government funding initiatives designed to help people on low incomes, or with long-term health conditions that could be made worse by living in a cold home. 3. Trading Standards services across Lincolnshire have joined a national scheme that allows residents to know they're buying from businesses that work in a legal, honest, and fair way 4. HIGHWAYS UPDATES. Water Lane/Northorpe Road Junction towards the foot of Swallow Hill and High street . I have requested the programme of the highways gullies to be cleaned out Asap following recent water drainage situations. Not to await their annual service. <p>Church Street pumping Station. Following more excessive rainfall and a further asking from Mr. James Wallace, I have had another discussion and inspection of the affected area; that holds the water that cannot get away in the dip of the road, owing to the ditches being obstructed. I have</p>

		<p>been advised in the direction of riparian responsibility of the Cemetery that proceeds the flow from the highway in my most recent highways division conversation. Can I learn of the PC's opinion on this please?</p> <p>PUFFIN CROSSING A15/HORSESHOE PH SITE. GOOD NEWS! The crossing is now programmed for installation this Autumn.2024. Remembering the blackout condition of the bleacher lamp towards the Horseshoe Property. That on its interception a request will be needed apparently from the PC to support the yellow box requested, albeit agreed, from the site visit not forgotten it will still need this request! In writing from you.</p> <p>HIGH STREET extension to Obthorpe Lane Resurfacing, is programmed now for 25/26 Now I have requested that this is NOT acceptable to the parish, with extra funds for highways now been made available our manager has agreed his support to try and bring this work forward into this year. I will keep you updated.</p> <p>Various Potholes highways and footpath repairs continue to be conducted, however..... Please remember to use Fix my street to report or check up on the progress of outstanding and new situations.</p>
<p>169.2</p>		<p>District Cllr Dobson had sent his report as follows:</p> <ol style="list-style-type: none"> 1. A record number of Full Councils have been held as SKDC this year already. Normally, there would have been four for the whole year. The main one was the budget meeting held on the 29th February. It's not always clear where the money goes that we pay to SKDC which then distributes it to the Police, County Council (including Adult Care) both of which take the majority of the income. 2. The introduction of the purple lidded bins was, in my opinion, bordering on disaster. I had many complaints asking me why the operatives weren't picking up flyaway waste which probably shouldn't have been in the bins at all. HOWEVER, I sympathise with many. Many bins were rejected because they contained non-recyclable waste. When the refuse trucks got to the depot in Grantham and tipped out, it was obvious that many of those bins contained waste that had contaminated the rest of the recyclable material. These were items such as nappies and other such items. This type of waste has been put into the grey bins so putting it in the purple lidded bins was only to be expected. Lincolnshire County Council has had these bins in their depot for some time and decided that it was time to issue them. I have challenged the costs and also the effectiveness of these additional bins. Probably, like many others, my silver bin is full of user compressed recyclables because we can't put bags with overfills out anymore. If we recycle in the purple bin properly, if you're like me, it didn't come close to filling that bin. The total weight of recyclables was 450 tonnes. So I have now asked for: <ol style="list-style-type: none"> a. The total amount of money LCC received for this waste b. The cost it took to handle that waste and to load and bring it to the paper mill in Norfolk c. The amount of fuel and contamination used by those trucks – it would have needed at least 23 x 20tonne trucks Needless to say, I am still waiting for an answer. 3. I attended the Welland and Deepings Internal Drainage Board meeting on 8th February and saw the devastating film of the breach of the banks along Bourne Eau, the Glen and the Welland. Compared to Tallington and Greatford we were reasonably

	<p>lucky although it was a seriously concerning event with Storm Henk following Storm Babet. The Pode Hole Pumping Station with its 4 huge diesel and 3 electric engines pumping 24hours a day with full staff in attendance. For information, rainfall from Oct-Dec was 11.59inches(294mm) compared to 8.14inches (206mm) in 2022 and 5.32inches (135mm) in 2021.</p> <p>The Environment Agency which among other things is in charge of the rivers has not played its part in helping the flooding situation. Apparently, this is a well-known fact among IDBs which are desperately in need of funds and support from the EA.</p> <p>4. I have been contacted by the Church group looking at the conversion of the Church Hall to be converted into a residence. The proceeds of which would be available to modernise parts of St Firmin's so that events could take part there rather than in the unsuitable Church Hall that is beyond repair. I will continue to give my support to this project.</p> <p>5. The Local Plan revisions are in full flow, and we will no doubt be discussing this at the PC. This will also reflect our own Neighbourhood Plan that will also need to be updated. It has proven to be a very useful document in our support of future development in the village.</p>
170.	Clerk's Report and correspondence received
170.1	<p>The Clerks Report had been circulated and explained that he had received various emails from NALC, ICCM and various playground equipment providers but if anyone wished to see copies they can be forwarded on. He had received the additional correspondence as follows:</p> <ol style="list-style-type: none"> 1. An email had been received from South Kesteven District Council regarding Local Plan Review – Regulation 18 Draft Local Plan Consultation (Thursday 29th February to Thursday 25th April 2024). This had been circulated to all Councillors. The Clerk/Chair had decided not to put this on the agenda as the draft document was very involved and plenty of time was needed for all councillors to consider it. We had until the 25th April to respond, and it will go onto the agenda for the meeting on the 27 March 2024. The Chair suggested that each Councillor reads the Plan and makes notes of their objections/observations and to send them to the Clerk so he could collate the comments and present that to the council at the next meeting. He was asked if the comments should just be about Thurlby or to include neighbouring towns/villages. He advised we stick just to Thurlby. The Clerk pointed out that we had received an email from S Holland which he had circulated about this matter. His comments were noted. 2. An email from a company who have been supplying wheelie bin stickers to community and parish councils across the country for 20 years. These self-adhesive signs are a cost-effective way of raising awareness of lower speed limits in residential and built-up areas. The cost of 100 is £120 including delivery. 3. An email from the TSG Publicity Team about Callconnect. "Callconnect will not be operating, and our booking offices will be closed on Good Friday 29 March and Easter Monday 1 April. A normal Saturday service will operate on 30 March
171.	Planning applications:
171.1	<p>To consider any Planning Applications received: S24/0154 - Proposal: Extension to existing barn and additional storage buildings/enclosures to support the current use as a petting farm.at Tiny Steps Petting Farm, Park Wood Road. Response: 12 March 2024. Resolved: that we would not object but comment on the following</p>

	<p>1. It would seem that a pigsty has already been built so that part of the application is retrospective planning.</p> <p>2. There must not be any overnight accommodation on the site for anyone as it can only be used during the farms opening times.</p> <p>S24/0265 - Proposed residential development to create 1no new dwelling house, at Pinebeck 27 Swallow Hill Thurlby. Response by 18 March Resolved: that we object to this plan as it is for a 2-storey house to be built between 2 bungalows. This would not be in keeping with the street scene and is contrary to the Design Guidance on page 47 of the Thurlby Parish Neighbourhood Plan which says “6.1 New Build including Replacement Build. The design of new and/or replacement dwellings should be sympathetic and in keeping with the general character area of the village, as defined in the Thurlby with Northorpe Village Character Assessment “</p>
171.2	<p>To note Planning Applications approved: S23/2170 - Proposal: Change of use from a children's day nursery / pre-school (Use Class Ef) to residential dwelling house (Use Class C3) at 14 Swallow Hill Thurlby</p> <p>After the agenda was posted the following notice had been received:</p> <p>S23/2133 - Proposal: Erection of side and rear extensions at 102 Northorpe Thurlby</p>
171.3	To note any Planning Applications refused or withdrawn: none to note
171.4	To note any Application appealed or any decision made regarding an appeal: none to note
172.	<p>To confirm Expenditure</p> <p>£40.00 – B M Champness (use of home as office))</p> <p>£532.90 – B M Champness (salary)</p> <p>£29.24 – Elaine Reynolds (salary)</p> <p>£44.34 – BT (broadband charges)</p> <p>£0.75 – B M Champness (postage)</p> <p>£234.00 – Bourne Skip Hire (Waste bin collections 4)</p> <p>[] denotes those payments paid between meetings, which have been approved by the Chairperson and Vice Chairperson of the Parish Council or at a previous meeting but not listed</p>
172.1	Resolved: that the payments be approved.
172.2	<p>After the agenda was posted another invoice had been received:</p> <p>£118.00 – Thurlby PCC (March Village Link insert)</p> <p>Resolved: that this payment be approved.</p>
173.	To discuss the account for February and for the bank reconciliation to be signed as a correct record
151.1	The Clerk was able to circulate in advance various reports from Scribe for February 2024 which showed the items purchased, money received, and bank balances at the end of the month. The bank reconciliation was circulated, and this were approved and then signed by the Chair as a correct record.
174.	To discuss whether or not Councillors contact details are disclosed on the website or noticeboards
174.1	This needs to be discussed as a Councillor asked if his mobile telephone number could be removed from the website. The Clerk had sought the advice of LALC as he

	<p>was of the view that a Councillor should have details on the council website allowing the residents the ability to contact them. LALC had replies as follows:</p> <p><i>Usual practice is that all contact is made via the clerk, telephone, email etc. However, some councils display all of their councillor details, others may only display their emails and some only display contact details for the clerk, therefore, there is no right or wrong with this one.</i></p> <p><i>My opinion is that it should be a council decision and each councillor should have the option to withhold their personal phone number, but allow the email address to be displayed, particularly if it is a council email. You have correctly explained one of the main reason why councillors should have a council specific email, rather than council business being sent to a personal one. Best practice would be for the clerk's telephone number to be displayed, along with that of the Chair and perhaps the Vice Chair if willing.</i></p> <p><i>Although all councillors are members of public office, once elected or co-opted, they are also entitled to a private life and the reason why a clerk is employed. Whilst councillors should be interactive with their parishioners, it avoids temptation of making promises on behalf of the council, which is illegal. Decisions can only be made by full council or a substantive committee with delegated powers and therefore, requests must be passed back to the council or the clerk to act under their delegated powers.</i></p> <p>After that reply had been obtained both Councillor Harrison and Keene had asked for their personal mobile number to be removed and the Clerk arranged for that the be undertaken.</p> <p>The advice was discussed, and it was resolved that each individual be given the opportunity to agree whether or not they want to disclose their telephone number on the website. If they did not then they must have their council email address listed. The Clerk would have their telephone numbers for his records only. Cllr Bradley asked for her telephone number to be removed.</p>
175.	To discuss possible Electric vehicle charger locations
175.1	<p>An email had been received from Lincolnshire County Council seeking our help in identifying electric vehicle charging locations in our area. To meet the government's current projections, Lincolnshire alone is likely to need more than 4000 charge points by 2030, and they want to make sure that everyone in Lincolnshire has fair access to the correct infrastructure when they need it. It was considered that there could be at least 2 charger locations in Thurlby, but the actual location was difficult to pinpoint. The Clerk was to respond suggesting 2 charges in Thurlby and see what the reply is.</p>
176.	To discuss whether we wish to join forces with Bourne Town Council to carry out a traffic survey on the A15
176.1	<p>Nigel Eveleigh a Bourne Town Councillor had written asking if we can join forces in getting a traffic survey carried out. He had attended the Open Forum and addressed the Council about this matter. The information about the survey is as follows</p> <p>The survey is to be conducted on 17 April 2024</p> <p>Thurlby volunteers would primarily be based at the McDonald's roundabout (junction of the A15, Raymond Mays Way and South Road)</p> <p>The other locations are:</p> <ul style="list-style-type: none"> i) Roundabout at bottom of Stamford Hill (junction of West Road and Raymond Mays Way) ii) Northern entrance to Bourne on the A15 from Morton

	<p>iii) Junction of Spalding Road and Cherry Holt Road (possibly to include junction of Meadow Road towards Dyke)</p> <p>It is hoped that two team will operate at the McDonald's roundabout and the Spalding Road locations.</p> <p>The day will be divided into four shifts:</p> <ul style="list-style-type: none"> - 07:30 – 09:00 - 11:00 – 12:30 - 14:30 – 16:00 - 16:30 – 18:00 <p>Basic equipment such a paper and pens will be provided. This information would be advertised to find volunteers on the basis we agreed to participate</p>
177.	To discuss possible fun day to celebrate the 80th Anniversary of D-Day
177.1	Zurich Insurance had written asking if we as a Council were going to celebrate the 80 th Anniversary of D-Day. This letter was only asking as they could provide insurance cover. The Clerk had been in touch with Cllr Lowe to see if she could help with any celebrations that we might like to do.
178.	To discuss overgrowth of bushes/shrubs onto the public highway
178.1	The hedges at both Northorpe and Thurlby crossroads had been cut back by the relevant householders. The council appreciated that this work had been done.
178.1.2	A complaint had been made about the hedge in front of 6 Crown Lane, It was blocking people from walking passed if they had a pushchair or were in a wheelchair. They would have to go onto the road. It was suggested that a report was made to FixMyStreet to see what the outcome was.
179.	To receive an update on the training for residents for First Aid and use of a defibrillator.
179.1	After the last meeting the Clerk had been in touch with Julian who undertook the training to book the 26 March but unfortunately that day was already booked. He had suggested setting up another date after Easter hence this matter being on the agenda. Since then, he has come back to say that the booking on the 26 th had cancelled and we could have that date. The clerk had been in touch with Cllrs Daines and Day who had placed an advert on Facebook. Since then, 13 people have already booked a place. We would soon be at capacity and the Clerk had spoken to the organiser about the response and we were told that they could organise another session in the Autumn. They could not be more specific but if more had to be turned away we should ask if they wanted us to keep them on a list of people wanted to attend the event later this year.
180.	To receive an update on the crossing at Thurlby crossroads.
180.1	There was no other update other than which is included in Cllr Reid's report.
181.	To consider the future of the Youth Hostel in Thurlby
181.1	Cllr Reid was able to report as follows: There are a number of points:

SALE OF SITE

- Longstaffs asked to market it for us and have produced attached brochure but are reluctant to push marketing until issues ironed out.
- The marketing is live but there is no board up. The garden has a blanket TPO which impedes development.
- The issue around the sale is that any vendor would currently need to pay VAT on the sale. The current valuation is £400k but bearing in mind that any vendor would have to pay 20% on top plus fees it isn't the most desirable site, although we have had some interest.

USE AND CONDITION

- Repairs & Maintenance currently sits with the YHA who hold the lease until February 2026 and they are in breach of terms as they are not currently taking care of the property
 - YHA have come out and will not use again, I believe they do insurance inspections only.
 - It is a mess and in need of massive investment. See attached photos .
 - Its use is as a Youth Hostel, its next use not likely to be the same so change of use planning consent required for other uses. I have asked Robbie Doughty Consultancy to give me a quote for getting consent. This will help marketing.
 - The YHA lease is until the end of February 2026. They would like to surrender early. LCC needs to take a view as to whether or not it wishes to take action against them for significant breach of lease. The lease is full repairing so they should be looking after it but, in the background, they are reasonably confident that it will never be used as a Youth Hostel which will mitigate any claim for dilapidations that LCC may wish to make.
 - There is an extensive TPO covering the gardens limiting development potential.
 - The front section of the building has significant structural cracking; insurers consider following removal of tree/roots were causing damage the movement has settled.
 - In terms of repairs, slates are slipping off main roof, sections of fencing at front rotten and damaged, brick and stonework extensively eroded (bees and weather), all windows and doors rotting and in need of decoration, extensive moss and ivy growth over roof and elevations, one section of roof has asbestos cement slates, rainwater goods need complete overhaul, gardens untidy and part flooded presently, get very overgrown in growing season.
- #### VAT & CLAW BACK
- LCC elected for VAT when they took it on and refurbished, so any buyer will be required to pay 20% on top of any purchase figure, fine for a developer but not a domestic purchaser, VAT position can be reversed after 20 years which is March 2025. This would aid LCCs ability to market. Would it be better to delay marketing until we can achieve this, which leaves it with the YHA. YHA responsible for all outgoings.
 - There is a management agreement co-terminus with the lease. This entitles YHA to a pay back if use discontinued, I believe we can easily reverse this as part of surrender discussions, if that's the way we go.
 - There is an option to revoke VAT after 20 years, so at the end of FY 2024/25 according to advice taken
 - The management agreement with YHA plus the lease end on 06/02/26
 - SKDC provided partnership/grant funding. This is £125,000 where pay back is required if the use is discontinued. I believe this goes away after 20 years and my personal view is that it could be negotiated down now, we are 2 years from the end of the lease. Legal advice not conclusive on this.
 - There is a likelihood that the payback to SKDC of £125k could be negotiated down or even extinguished due to the contract with YHA naturally coming to the end in Feb 2026. Contact at SKDC ascertained.
 - Kier Estates are talking to LSL but advice seems to be to wait it out and sell the site on the open market w/o the VAT liability and claw back from SKDC as, it can be

		argued that the nearer we get to the end date the more LCC's negotiating position gets stronger. This needs to be balanced out with the lack of effective maintenance which spells out decreasing value and reduced capital receipt for LCC Longstaffs have a guide Sale price of £395000.
182.	To consider the data received from the reactive sign	
	182.1	<p>Cllr Bill had submitted a report of the data received from the reactive sign which is below:</p> <p>During February the radar unit was positioned in Northorpe recording traffic in a eastbound direction i.e. towards the A15.</p> <p>Compared to last year's data the daily count is up approximately 12 & 14% (54 & 109no) for the 5- & 7-day periods with the peak AM count very similar and the PM count indicating an increase of 17 & 12 vehicles. The peak times remain the same at 08.00 - 09.00 & 15.00 - 16.00hrs. Despite the increase in traffic the number travelling above the speed limit has decreased slightly to 8.54 & 8.14% from 10.36 & 11.06% with the average speed above the limit remaining very similar to last year at 32.58 & 32.53mph again for the 5- & 7-day periods. Both the average speed of 21.60 mph and maximum of 51.00mph are also down from 24.60mph and 54.00mph</p> <p>Further details can be found on the Thurlby Parish Website.</p>
183.	To receive an update on the Cemetery to include grass cutting, maintenance and burial fees and whether the Parish Council should pay for 2 memorials to be straightened and made safe	
	183.1	There was nothing to update on but there was still a problem with 2 memorials leaning. We had still not been able to contact the son of the deceased, but the Clerk had been in touch with Set in Stone asking if they could do the work although they did not erect them in the first place. If they had they would carry out the work with no charge for up to five years after they were erected. If we wanted them to be levelled then they would charge £50 + VAT for each headstone. It was agreed that we would continue with our endeavours in trying to find the son but if by the next meeting we had not we would instruct Set in Stone to carry out the work to level headstones.
184.	For any Councillor to produce a written report of any meeting that he/she has attended as representatives of the Parish Council	
	184.1	There was no report from any Councillor
185.	To consider what information should be placed in the Village Link	
	185.1	Cllr Day would compile a report and once completed would send it around for approval of the council.
186.	Members Questions - reminder only questions given to the clerk a week in advance will be answered.	
	186.1	The only question was whether we had heard back further from Longhurst Housing. We had not so a reminder would be sent.
	186.2	There being no other business the meeting was formally closed at 21.34

187.	The date of the next meeting – to be held on Wednesday 27 March 2024 at 7.30 p.m. in the Lawrance Park Social Room, Thurlby

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