

A meeting of Welton-by-Lincoln Parish Council was held in the Pavilion, Manor Park Sports Club, Hackthorn Road, Welton on Monday 8th April 2024 at 7.30pm.

Present: Cllrs A Greenway (Chairman), Mrs M Chapman, Mrs S Watson, M Powell, Mrs C Grimble, N Hornsey, G Briggs, R Fletcher, C Seal, A Bailey and D Pikett

Clerk: Mrs Julie Murray

Also Present: 2 members of the public and 1 member of the press

A public participation session took place prior to the official start of the meeting.

24/04/13 Chairman's remarks

The Chairman welcomed everyone to the meeting.

24/04/14 Apologies

On a proposal from Cllr Mrs Chapman, seconded by Cllr Hornsey, it was unanimously **RESOLVED** following a vote to accept apologies from Cllrs Lobley and Lowen, having considered and accepted their reasons for absence. District Cllrs Mrs D Rodgers, S Hague and P Swift sent their apologies.

24/04/15 Disclosure of Interests

None

24/04/16 Minutes

On a proposal from Cllr Greenway, seconded by Cllr Mrs Chapman and **RESOLVED** following a unanimous vote that the notes of the meeting held on 11th March 2024 were approved and signed as the minutes.

24/04/17 District Councillors Reports

District Cllr Sebastian Hague reported that he had queried the release of the land at Beal Homes and the reasoning for the delay:

"As is often the case obligations are often negotiated on the outline application without oversight of the detail of the development, nor how it will be delivered on the ground, as such there are occasions where phasing and triggers need to be amended to reflect the realities of building out of the site.

To summarise at the outline this delay was not expected but is something that can often occur during a development and as such I have been unable to make any requests for the release of the land at an earlier date."

24/04/18 Clerk's Report

The framed portrait of His Majesty King Charles III has been delivered and hung in the PO.

The Clerk reported that she had met with the reporter from the BBC and several residents regarding the planning application for 109 houses on Eastfield Lane and had given a statement reflecting the views of the PC.

24/04/19 Finance Matters

a) Members received details of income and expenditure to 31.3.24.

7.38pm Cllr Pikett arrived.

- b) The Internal Auditor's report was received.
- c) On a proposal from Cllr Briggs, seconded by Cllr Powell it was unanimously **RESOLVED** following a vote to ratify the accounts paid:

46.15	WLDC	MPK Waste Management	
280.05	Stellantis Financial Services UK	Van lease	
13.25	TV Licensing	Library TV Licence	
329.00	Viking	Replacement vacuum cleaner for MPK	
32.32	Amazon Business Ltd	Charger & cases for staff mobile phones	
54.98	Trade UK	Hi-vis jackets	
40.00	SCIS UK Limited	IT Maintenance	
300.00	Machine & Pitch Maintenance	AGP Maintenance	
76.00	AC Alarms	Replacement security light at MPK/CCTV adjustment	
129.00	Bishop Burton College	Staff Training	
700.75	British Gas	Electricity for Christmas lights	
4.17	TalkTalk	PO Mobile	
47.17	Allstar	Fuel for van	
400.00	Mel Langton Art	Digital Village Map Design	
12.00	The Window Cleaner	PO Windows	
63.95	A Deptford	Replacement Defib Pads	
8,612.59	Wages & Pensions		
13,246.11	Wicksteed Leisure Ltd	Cableway & Parent/Child Swing	
57.79	Signs Express	MUGA Warning Signs	
110.24	Anglian Water Business	MPK Water Charges	
61.51	TalkTalk Business	Telephone/Broadband	
15.91	HSBC	Bank Charges	
613.70	Engie Gas Ltd	MPK/Library Gas A/c	
980.55	Engie Power Ltd	MPK Electricity A/c	
302.97	Engie Power Ltd	PO Electricity A/c	
64.51	E-Quip (Rasen) Ltd	Maintenance materials	
110.91	Amazon Business	Craft materials/mat alarm for Library	
4,230.12	HMRC	PAYE/NI due to 5.4.24	
25.91	GLL	Library Photocopying/Printing charges	
135.67	Welton Village Hall	Hire of hall for Farmer's Market	
33.33	Trade UK	Wood Stain for benches	
948.01	Greenbarnes Ltd	Timber Frame Lecturn for Village Map	
301.00	Event Insurance Services Ltd	May Fair Public Liability Insurance	
61.37	Mrs J Murray	Petty Cash Reimbursement	
45.75	Allstar	Fuel for van	
113.41	BNP Paribas Leasing Solutions Ltd	Photocopying/Printing charges	
142.50	Expert Garden Supplies	Knapsack Weed Sprayer	

24/04/20 Planning

- a) Cllr Powell read out the Planning Report recording applications for consultation and decisions made by WLDC since the last meeting which had been circulated with the agenda.

- b) To make comments/observations on the following planning applications:
147981 – Bluebells, 24 Sudbeck Lane - Planning application for replacement timber framed double glazed windows with flush uPVC double glazed wood effect windows and doors – No Comments/Observations
148093 – Woodcot, Market Rasen Road - Planning application for conversion of garage to annexe – No Comments/Observations
146801 - Land at Eastfield Lane, Welton - Application for 109no dwellings
 Cllr Powell reported that he had attended the WLDC Planning Committee meeting on 27th March and a site visit has been arranged for the 18th April; it will be discussed again at the WLDC Planning Committee meeting to be held on the 24th April.

- c) Update on the Beal Homes transfer of land off Prebend Lane – an email has been received from WLDC providing an update which the Clerk read out:

“The delay in the transfer of the land, is due to Health and Safety concerns from Beal, specifically managing a large live site alongside a large area of land being available for public access.

As such, based on the information Beal’s has submitted in terms of their delivery programme we have agreed to vary the existing s106 agreement to push back the delivery of the Recreational Land. The benefit of formalising this is that all parties are clear when the obligation will be delivered whilst also ensuring the site is safe. I have instructed our legal services to vary the trigger in the obligation so that the land will be prepared and offered for transfer to the Parish Council on occupation of the 210th open market dwelling. This will ensure that the majority of houses are completed and make the management of development activities and public access much easier to manage for both Beals and the Parish Council, who I am sure on receipt of the recreational land will be keen to facilitate public access soon after. We have liaised with the other signatories of the s106 agreement and explained the rationale. It is hoped that an amended draft including the updated trigger will be circulated to the signatories within the next week and that the agreement can be signed soon after to allow all parties to proceed on this basis and make the necessary preparations to deliver the obligation when safe to do so.”

The Council will need to decide on the use of the land for the future of the village and this will be discussed by the Planning & Development Committee – the Clerk will arrange a meeting in June/July.

24/04/21 Reports and Notes of Meetings

Welton Moncé Family Twinning Group – Cllr Briggs reported that an invitation has been received to the 50th Anniversary celebrations which was discussed at the Heritage & Events Committee meeting.

Christ’s Hospital Endowment Trust – No meeting to date.

Employment & Personnel Committee held on 11th March 2024

Amenities & Services Committee held on 18th March 2024

Facilities & Recreation Committee held on 25th March 2024

24/04/22 Village Hall Development

It has been suggested that the parish council’s administrative base is moved to a new or extended building. A Memorandum of Agreement or Lease will need to be drawn up and the PC will need to decide if it would invest in its own long term occupation of the site and release capital from the sale of the Parish Office.

On a proposal from Cllr Briggs, seconded by Cllr Bailey, it was **RESOLVED** following a majority vote (9 for, 2 against) that in the event that it became feasible to develop the Village Hall in Phase 1; the Parish Council should consider re-locating the Parish Office for a peppercorn rent.

24/04/23 Council and Committees:

- a) Update for Annual Parish Meeting – Thursday 23rd May – NP Working Group will make a presentation of the draft new plan – still waiting to hear from LCC and Anglian Water.
- b) Manor Lane – a copy of the proposed waiting restrictions has been circulated to all members and to residents/businesses that may be affected. It will inevitably push parking to other areas around the centre of the village. The buses do have difficulty in passing along Manor Lane when vehicles are parked inconsiderately. There is no merit for restrictions on both sides of the lane. 8.00am – 6.00pm waiting restriction rather than “at any time”. It may be an opportunity to change the bus route.

24/04/24 Councillors’ Reports

Cllr Mrs Watson reported that the footpath sign on Church Lane is broken – this has been reported to LCC

Cllr Powell reported that there is a traffic sign down on Cliff Road – this has been reported to LCC

Cllr Greenway thanked everyone for their support during his term as Chairman.

Signed: Date:

Chairman, Welton-by-Lincoln Parish Council