**Lockington Parish Council**

Draft Minutes of the Parish Council Meeting held on Monday 18th October 2021

07/21/011 Apologies:

Parish Councillors Mary Munro-Hill, Jerry Mason and Adrian Crookes. The Clerk also sent his apologies.

Parish Councillors present were: Kevin Marshall (Chair), Graham Chapman, Andrew How, John Rowson & James Warburton.

Visitors: Two Parishioners were present.

07/21/012 The draft Minutes of the Parish Council meeting that took place on the 19th of July 2021 had previously been circulated to all Parish Councillors for review and subsequent approval. Subject to minor amendment to Minute 07/21/015 – (15.5 – Beck Update-Weir Removal), the Minutes were unanimously approved and to be signed by the Chairman as a true and proper record on behalf of the Parish Council.

07/21/013 ‘Declarations of Interest’

Councillor Chapman declared a non-Pecuniary interest in Agenda item 15.4 (Proposed Community Green).

07/21/014 To review and resolve any East Riding of Yorkshire (ERYC) Council Business:

ERYC Ward Councillors Bernard Gateshill and Pauline Greenwood attended for this section of the meeting. Issues raised and discussed were:

1. The Trod – although works are not yet complete, the Parish Council are underwhelmed with the standard and quality of the new path and the vehicular lay-bys. An on-site meeting to be requested with ERYC Highways to discuss this further. The Ward Councillors to be kept informed.
2. The path off Front Street leading to Beswick (adjacent to ex-Fusseys) is not being maintained as agreed by ERYC and is difficult to walk. To be investigated further.
3. The new drainage system and operation of the two pipe flaps into the Beck installed by ERYC to deal with flooding in the Church Lane area. The issues and ongoing concerns about further flooding were explained and it remains to be seen if satisfactory explanations are received at the previously requested joint meeting with the Environment Agency/ERYC meeting. Date yet to be agreed. The Ward Councillors to be kept informed.
4. Lack of weight given by ERYC Planning in respect of planning applications – as highlighted by Newbald Parish Council and others. The advice from Ward Councillors was to be forceful in any representations/concerns regarding planning matters in the Parish and to keep them informed.

07/21/015 Parish Council ongoing Business Matters:

15.1 – Hornsea4 feedback

The Chair reported on the zoom meeting held with the Hornsea4 Team, the Clerk and himself. The main issue is the location of the Logistics Compound, but there was no agreement or suggestion at this time that the Team would consider relocating it to the east of the A164 for reasons previously discussed, including highways/traffic advice supporting the proposed location. Further information on traffic matters was requested from the Team (still awaited).

The Chair has subsequently written to the ERYC Liaison officer setting out the Parish Council’s concerns, although the Application for this project will be determined directly by the Planning Inspectorate, rather than ERYC, given it is a scheme of national significance. No further action can be taken at present pending further information/contact from the Hornsaea4 Team.

AGREED: Noted.

* 1. Weir Update:

There was a full and robust discussion regarding this item at which the Riparian owners present at the meeting participated. In summary, the key points were:

1. All parties present expressed their concern for any householders at risk from flooding, particularly at the junction of Church Lane and Thorpe, and their agreement to establishing what action could be taken to minimise risk in future.
2. The Beck is the responsibility of the Environment Agency (EA), as is liaison regarding any associated proposals or works. A recap was given as to how and when the EA were asked by the Parish Council to advise whether the pinch points downstream from Front Street (the Weir & narrowed channel to the north) represented any additional potential flooding risk to the village.
3. Subsequent advice from the Environment Agency is conflicting. Correspondence in March 2021 from the EA offered to remove the weir abutments subject to the consent of riparian owners. In May, the EA set out a case and the benefits for removing the Weir, commenting that “*….the removal of the restriction can only help improve the situation thus lessen flood risk…*”. In July, the EA advised the Parish Council and the Riparian owner that *“The conclusion from the perspective of the EA is that whether we take out the weir or not it will have little or no impact on the current flood risk of properties along ‘the Front’ from the beck.”*

The Parish Council require an explanation from the EA regarding the conflicting advice and a definitive answer as to whether the ‘restrictions’ (pinch points) do potentially represent additional flooding risk or not – by increased water levels upstream and/or not flowing away as quickly and efficiently as possible. And, additionally, in turn whether the restrictions adversely impact on the flow of water through the new ERYC drainage pipes that exit into the Beck from Church Lane.

1. The Parish Council have not commissioned any Engineer’s Report regarding the Weir. Informal technical advice was sought from an Engineer in the village as to why there was continued flooding in the Church Lane area despite the new ERYC drainage scheme. The response explained the importance of the water levels in the Beck in maintaining flow and noted the possible impact of restrictions in the Beck downstream. It recommended that the EA be asked to advise on the impact that these may have on the pipeline. The purpose and conclusions of the Report have been subject to some misinterpretation or misuse, and this was clarified at the meeting.
2. The relationship between the Weir/Water Levels and the operation of the drainage pipes of the ERYC scheme was discussed – as was the effectiveness of the scheme compared to the ditch it replaced in addressing flooding issues and risks.
3. There was general agreement by all present that the requested joint meeting with the EA/ERYC/Riparian owners was essential as soon as practicable to clarify and explain the issues mentioned above.
4. A suggestion by the Riparian owners that the EA be asked to remove the pile of bricks in the Beck north of the Weir given that this potentially affects the water flow was agreed.

AGREED: The proposed joint meeting be chased up again and also the action mentioned in (g) above.

* 1. Bryan Mill Beck – depth sign.

The controversial new depth sign has now been replaced/moved.

AGREED: Noted.

* 1. LVCG – Progress/Update

The Chair reported the delays in obtaining confirmation from Dalton Estate about the ending of the tenancy of the Paddock on Thorpe, but had now received advice that agreement to vacate had been agreed for the 30th November 2021 and that Dalton Estate would now instruct their Solicitors to progress the legal documentation.

An on-site meeting with ERYC Highways clarified their requirements and a formal application for the new access can now be made. On the information received, there is no requirement to remove any hedge to improve sightlines. Comments made that the Parish Council had not given sufficient consideration or weight to the safety implications arising from use of the LVCG and new access were firmly rebutted. Importantly, ERYC Planners/Highways had exercised their professional knowledge and expertise on such matters in approving the proposals.

The next step is to draw up a draft initial scheme for the Community Green which in turn will enable provisional costings to be assessed.

A robust discussion followed regarding concerns expressed by Councillor Chapman about the value of the Station Road field and whether the Valuation Report fully and properly considered planning policies and future ‘hope value’.

Councillor Chapman referred to his note on outstanding concerns relating to the land exchange which had been circulated to all Parish Councillors. His main concern was that if the land exchange took place on the basis currently proposed, the new owners of the Station Road site would be well-placed to obtain planning permission for one of the forms of development supported in open countryside by Part C of Policy S4 in the East Riding Local Plan – notably a rural tourism use such as holiday cottages or an equine use such as a riding school. Such a future permission would raise the value of the site substantially and he felt that the ‘hope value’ provided by Policy S4 should be reflected in the Valuation Report. This would benefit the community through entitlement to additional exchange land within the village. He thought the Valuation Report’s consideration of Policy S4 which led to discounting of any ‘hope value’ on this site worked to the substantial detriment of community interests and that a second opinion about the interpretation of Policy S4 should be sought.

Councillor Chapman proposed a Motion that “*The Parish Council seek advice from a qualified planning consultant on the likelihood of planning permission being granted for the Station Road field for any of the forms of development supported in open countryside by Policy S4 (Part C) of the East Riding Local Plan, such as holiday cottages or an equine centre, as this could raise its value as part of the land exchange.”* There was no seconder or support for this Motion, which then fell.

The independent professional Valuation Report has previously been unanimously accepted by the Parish Council. As required for all such valuations, it took into account all relevant circumstances including planning considerations and concluded that:

 “*We do not consider the property assets presently owned by Lockington Parish Council has any hope value for a change of use or that there is potential for long term future development.”*

Agricultural land values were therefore applied to the Station Road site, other more valuable uses being discounted as unrealistic given all the circumstances and planning policy. There has been no material change in circumstances that affects the Valuation or warrants further action. It should also be noted that the Valuer advised that ….*“I consider both parties benefit from this transaction progressing in terms of proposed end use and in summary it is considered the land swap represents a fair exchange in terms of value.”*

Unless there is a material change in circumstances, the Parish Council’s previous decisions to accept the Valuation Report and to proceed with the Land Exchange stand and will not be re-opened or debated further.

AGREED: The progress report to be noted and the Chair to arrange a working meeting with available Councillors to develop an initial scheme.

* 1. Emergency Plan Review (as per e mail dated 18.09.21).

To be discussed further at the next meeting given the need for volunteers and further information.

AGREED: As above.

* 1. Asset Audit (as per e mail dated 18.09.21).

No further amendment/updating except clarification required from LVIG regarding the maintenance of the ex-Phone Box.

AGREED: Clerk to amend and pursue with LVIG accordingly.

* 1. Parish Councillor resignation (e mail dated 01.10.21).

The Parish Council noted with regret that Councillor Andrew Proctor was stepping down after many years’ service. The Chair reported that he had already written thanking Andrew.

A new Parish Councillor representation on the Village Hall Committee will now need to be agreed.

The Councillor Vacancy has now been formally advertised by ERYC with an end date of 28th October 2021.

AGREED: The Parish Council to co-opt a new Councillor if no applications are formally submitted by the 28th of October. A new representative on the Village Hall Committee to be discussed at the next meeting.

* 1. ERYC Updated Code of Conduct.

AGREED: To be reviewed at next meeting when all Councillors present.

07/21/016 Correspondence:

16.1 Parishioner correspondence email dated 28th July 2021 (Land swap and suggestions for village improvement).

AGREED: Noted.

16.2 ERYC -Town & Parish Council Planning Liaison Meetings.

AGREED: Noted.

16.3. Humberside Police - Crime Report.

AGREED: Noted.

16.4 Parishioner correspondence re Dog Barking (e mail dated 10.08.21).

AGREED: Noted.

16.5 Parishioner correspondence re weir removal (e mail dated 13.08.21).

This was dealt with in conjunction with 15.2 above. With regard to transparency, an offer to provide copies of all relevant correspondence between the Parish Council and the EA was not taken up.

AGREED: Noted as above.

16.6 Parishioner correspondence re land adjacent to 62 Thorpe (e mail dated 13.08.21).

It is understood that a planning application for residential use on the site will be forthcoming from Dalton Estate. Notwithstanding, the removal of then hedge and erection of temporary fencing is not consistent with Conservation Area.

AGREED: Noted. The Clerk to request Dalton Estate to replace the removed section of hedge with something more appropriate to the Street scene and Conservation Area. (copy to the Parishioner)

16.7 Humberside Police – Crime Figures (e mailed dated 11.09.21)

AGREED: Noted.

16.8 ERYC - Town and Parish Council Charter Consultation (e mail dated 16.09.20).

AGREED: Noted.

16.9. Newbald Parish Council - Relationship between ERYC and Town/Parish Councils (e mail dated 16.09.21).

AGREED: The Chair to respond expressing our general support and previously raised concerns about the weight given by ERYC to local views in considering planning applications.

16.10 Parishioner correspondence re suggestion for LVCG (e mail dated 03.10.21).

AGREED: The Parishioner be thanked for the suggestion which will now be considered as the proposals for the LVCG are developed.

16.11 ERYC Updated Code of Conduct (see 15.8 above).

AGREED: Noted.

16.12 Humberside Police Crime figures (email dated 07.10.21).

AGREED: Noted.

07/21/017 Planning:

AGREED: The outcome of the following five applications were Noted.

17.1 - 21/02719/TCA – Thorpe Cottage, 58 Thorpe Lockington - Tree removal – LPC No observations uploaded to ERYC web site – ERYC Raise no Objections.

17.2 - 21/02868/TCA – 59 Thorpe Lockington – Tree removal – LPC No observations uploaded to ERYC web site - ERYC Raise no Objections.

17.3 - 21/02869/TCA – 116 Front Street, Lockington – Tree removal – LPC No observations uploaded to ERYC web site - ERYC Raise no Objections.

17.4 - 21/02295/PLF – Chapel Lane Aike – Erection of Agricultural Building – LPC No observations uploaded to ERYC web site - ERYC Raise no Objections – ERYC Grant Planning Permission.

17.5 - 21/02704/PLF 18 Rectory View Erection of single storey extension to rear and external alterations following demolish of existing conservatory to rear– LPC No observations uploaded to ERYC web site - ERYC Raise no Objections.

17.6 – 21/21/03788/TCA Michaelmas House 62 Front Street Lockington, Driffield East Riding of Yorkshire YO25 9SH - Remove branch stubs of Common Ash (T1); Fell 1 no. Common Ash (T2) to 3 foot due to being structurally poor (email dated 08/10/21).

AGREED: No observations.

07/21/018 Finances

18.1 Revised Cost for Gazette:

The Gazette team submitted competitive costs for a new printing contract for the Gazette (6 issues p/a), which the Parish Council fund. The lowest being from Fisks - costs per issue delivered were £43 mono; £59 mono/colour; £73 colour.

Given that funding colour editions would represent nearly 10% of the Parish Council annual budget, the consensus was that, regrettably, agreement at this time could only be given to printing of the Gazette in Mono. Colour editions would have to continue to be from private contributors although the Parish Council were willing to consider funding specific colour editions upon request. In terms of public accountability, it was noted that the Parish Council, had no representation on the editorial panel despite funding the Gazette. It was agreed that the right to attend the editorial panel should be a condition of funding, but that there was no wish to do so at this time given the excellent job being done to date.

AGREED: The Gazette Team be notified of the above accordingly.

07/21/019 Items for Next Agenda:

1. The Trod
2. Overgrown Hedges (Manor Farm) – concerns about safety and appearance.
3. Volunteers for more tree planting.
4. Litter/Dog Bins & Dog Signage.

The Meeting closed at 9pm.

07/21/020 Date for the next Ordinary Parish Council Meeting:

15th November 2021 @ 1900 hrs.

Issued by;

Kevin Marshall

Chair Lockington Parish Council

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