

Croft Parish Council

Minutes of the Parish Council Meeting held at Croft Village Hall on Monday 6th March 2023 commencing at 7pm.

The Chairman welcomed all present. Three members of the public were in attendance.

Resident 1 spoke in relation the Belvedere planning application to extend the caravan site in 5 phases with a requirement to improve the biodiversity by 10% by creating a wetland area, lakes and landscaping. The resident explain it will be a distinct improvement. As well increasing the annual spend in the area, providing work and using specialist services such as electricians and plumbers. The resident explained as it's a phased development it could take up to 10 years to complete.

Cllr Dowlman commented how there was no detail on the landscaping regarding density or species. The resident explained that the planners advised a scheme of landscaping would be approved later by the Local Planning Authority. Cllr Dowlman also expressed concerns over the boundary between the A52 and the site, whether screening would satisfactory. The resident explained they would work with LCC to plant a semi mature hedge to screen the site.

Resident 2 wanted to speak about another application that had not yet been presented to the Council, but explained they are seeking planning for an additional 37 caravans and lake, as well as a tennis court at Rivulet caravan site. Within the application, there will also be a donkey sanctuary.

With no further questions, it was **resolved** to move into formal session.

Present:

Cllrs N Dowlman (Chair), E Peacock (Vice-Chair), S Blackburn, G Bowser, S Dennis, C Moore, and P Vokes.

1. Chairman's Welcome

The Chairman welcomed all present, reminding attendees to turn off mobile phones and of appropriate escape routes in the event of a fire.

2. Apologies

It was **resolved unanimously** to accept apologies from Cllr A Coxall.

3. Declarations of Interest

Cllr Dennis - Belvedere planning application.

4. To confirm the minutes of the Council meeting held on Monday 6th February 2023.

With no matters arising, it was **resolved unanimously** to accept the minutes as a true and accurate record of the meeting.

5. To approve the list of accounts submitted for consideration.

a. February Income and Expenditure

With no comments, it was **resolved unanimously** to accept the list of accounts.

6. To receive updated bank reconciliation for:

a. February Bank Reconciliation

The Clerk provided the bank reconciliation for information purposes only.

7. To approve payments for:

There were no payments to approve.

8. To discuss community matters which need referring to the District and County representatives for a response.

Cllr Dennis expressed his disappointment at the objection to the size of the fence at Bank House and suggested the Parish Council lacked forward thinking vision. Cllr Vokes and Cllr Dowlman disagreed, reasoning the Council had supported caravan and lodge parks so far.

9. To receive notification of any planning permissions, refusals, or amendments.

a. S/039/00207/23 | Planning Permission - THE CONIFERS, CHURCH LANE, CROFT

Councillors already submitted feedback via email for this application. Cllr Vokes suggested this was not an appropriate place being in the line of sight of the Church and on the approach to the village. Cllr Dowlman confirmed a previous application for a lake included screening at this location where work had started. Cllr Blackburn suggested a single storey building would be better. Cllr Dowlman expressed concern over the proximity to heritage assets. It was **resolved by majority** to object to the planning application.

b. S/039/00184/23 | Planning Permission - BELVEDERE LAKES CARAVAN PARK, LOW ROAD, CROFT

Cllr Blackburn spoke in favour of the application, highlighting the potential boost to the local economy, providing opportunities for employment, and the benefits to wildlife as well as SP15 in the local plan which states supporting extending caravan sites.

Cllr Dowlman mentioned how many caravan sites the Parish Council had supported over the last 10 years, listing approximately 10 caravan sites and their extensions all within half a mile of the village. Cllr Dowlman suggested these were all within the core nucleus of the village changing the landscape of the village from a countryside setting to an extension of Skegness. Further developments would harm the character of the village and this accumulative impact should be considered. Cllr Dowlman expressed how he does not want the village surrounded by caravans.

Cllr Blackburn suggested it would provide further opportunities to enjoy wider countryside and historic villages as detailed in SP15. Cllr Vokes argued there would not be much countryside left if the Council continue to support more applications of this calibre, that the village would be subsumed by caravans.

It was **resolved by majority** to object to the planning application.

c. S/039/02496/22 | Decision Notice - SUNSET BROOK CARAVAN PARK, CROFT LANE, CROFT

The Clerk confirmed this application had been approved however advised Councillors of a query with this decision as ELDC were investigating caravan owners living all year at this site, but the enforcement office advised they were separate issues.

10. To receive reports from the Chairman and Clerk to the Council.

No report from the Chairman.

The Clerk updated Councillors on the election briefing attended the previous week. Information regarding elections will be distributed the following week, along with the timetable. Nomination papers must be submitted by 4th April.

Work on the bus shelter and street signs has stalled due to a lack of response from LCC representatives. The Clerk to continue to follow up.

The website is up to date for the last year.

11. To receive a report on the Village Hall.

CLlr P Vokes reported that a quote to replace the lights to LED lighting had been received. CLlr Dennis has offered some grant money towards the project. The complete quote comes to £2105.00 for the whole hall. CLlr Vokes asked the Council to contribute £1,000.00, the rest could be covered by the Village Hall Committee and by grants.

It was **resolved unanimously** to contribute £1,000.00 towards the project.

12. To receive an update on the event to celebrate the coronation of King Charles III in May 2023.

CLlr Coxall was not in attendance but reported plans were going well.

13. To receive an update on the allotments.

The Clerk provided a list of 9 applications to rent the allotments, with the representative from Brown and Co advising of the 3 best options.

Councillors considered the recommendations, with what the applicants were intending to grow the soil management and the price submitted.

It was **resolved unanimously** to accept the offer from No. 5 on the list - Richard Chamberlain. Clerk to instruct Brown and Co.

14. To receive an update on the trees to be planted in the park.

The Clerk advised there had been a lack of correspondence from Lyndhurst Garden Centre. The tree guards are available but the trees are not yet in stock. The Clerk to continue to chase.

15. To consider quotes for the speed trap signs.

Councillors considered 4 quotes for speed traps. All the speed traps differed in design and price. Prices did not include installation and approval would be needed from LCC Highways to install the speed traps.

CLlr Vokes suggested it was a large amount for something that doesn't seem to be that effective. CLlr Dennis suggested that are not reliable but argued for the introduction of traffic calming measures. CLlr Blackburn thought a camera sign would work just as well.

CLlr Dowlman suggest other measures for traffic calming would not be supported by LCC.

No motion was proposed.

The Chair of the Council closed the meeting at 8:15pm.

Signed.....

Chair of the Council - Cllr N Dowlman

Signed.....

Clerk to the Council and RFO - Jack Sargent

3rd April 2023