

MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE BEONNA ON MONDAY 9th OCTOBER 2023 at 7.00 pm.

PRESENT:

Parish Councillors K Pinner (Chairman), R Bell, G Gostelow, J Grant, and B Holland
15 members of the Public
Mrs J Barnes (Clerk)

- 1 **APOLOGIES** were received from Boston Borough Councillor P Bedford.
- 2 **MINUTES**
The minutes of the Parish Council Meeting held on the 14th August 2023 having been previously circulated were approved and signed by the Chairman.
- 3 **MATTERS ARISING**
 - 3.1 Bay Hall - No further information to date.
 - 3.2 HGV Signage - Councillor Pinner reported that he had been in touch with Lincolnshire County Council and whilst they felt that there appeared to be adequate visibility, they might carry out a full site assessment. Councillor Pinner stated that he would make further enquiries, especially in light of the planning applications in progress.
 - 3.3 Overgrown Hedge - Councillor Pinner stated that he had spoken with the owners but it still required cutting back and would make further enquiries.
 - 3.4 Goldsons Corner - Councillor Grant stated that the official eviction had taken place with the HGH Court notice posted on the gate. It was noted that the site was not yet cleared and was being monitored.
 - 3.5 Bede Crescent - Councillor Pinner had contacted LHP, regarding the overhanging shrub and it was now reported that the tenant had dealt with it.
- 4 **DECLARATIONS OF INTEREST**
 - 4.1 Councillor Bell declared an interest in 5.4 as he is involved through business and 5.5 as he is the applicant of the planning application.
- 5 **PLANNING**
 - 5.1 B/23/0198 – The statutory pre-application re Phase 2 of the Outer Dowsing Offshore Wind proposals had been received. No final decision had yet been made.
 - 5.2 B/23/0288 - Application for alteration to roof of existing garage and erection of gates to entrances of property at Chanson Lodge, Davids Lane, for Mr W Sharpe. This had been discussed between meetings and the following comment made: Whilst Benington Parish council have no objections it was pointed out that this is a bit misleading as strictly speaking it is not the garage (no garage door) that is to be altered but an outbuilding.
 - 5.3 B/23/0289 - Application under s73 for the removal of Condition 3 (Agricultural Habitation Clause) of approval B03.0527/91 (construction of bungalow required in connection with agricultural at Chanson Lodge, Davids Lane for Mr W Sharpe.

This had been discussed between meetings and the following comment made: Whilst Benington Parish Council have no objections it was noted that the original s73 was granted to a previous occupant to allow them to live close to their work. This no longer applies as Mr Lenton has moved on and the business no longer exists.

(Councillor Bell left the room for the discussion on 5.4 and 5.5)

- 5.4 B/23/0161 - Change of use to create 60no caravans for staff accommodation, staff recreational outside space, outdoor communal area and proposed mini bus parking area. Extension to existing workshop and conversion of existing workshop to create indoor staff communal area at T H Clements & Son Ltd

This was discussed in detail and agreed that the following comments and concerns should be made:

Benington Parish Council discussed in detail the above planning application and have made the following comments: Whilst we do understand the reasons behind TH Clements decision to put forward this application and that they would require a stable, reliable workforce, we have concerns regarding some aspects of this application set out below.

1. There have been major concerns from many local residents during the recent years with regards to the amount and type of traffic using West End Road Benington and with a prosperous business this is likely to increase. Certainly adding an extra 180 residents (which is probably going to be 300+ once the caravans are to full occupation) will only exacerbate this issue. We do take on board the response from LCC Highways and their comment that having staff living onsite would minimise traffic at the start and end of each shift, but inevitably, these members of staff are going to need to leave site at some point to shop/ socialise/ remove themselves from the work environment. Also, there is provision within the application for mini bus parking, presumably to transport staff offsite daily. This in turn will increase the traffic on West End Road in the long term.
2. Which leads us onto point two. Should any of these people need to use public transport, West End Road in its current condition is unsafe for pedestrians especially with the amount of industrial traffic using that route due to it there being no footpath and the whole of that route being a 60mph, and during the winter months, very dark due to very limited streetlighting. A speed limit enforcement of 30 – 40mph would help this situation somewhat.
3. With all the large industrial traffic using that road and now a potential increase in smaller vehicles, the road is becoming broken up in a number of areas due to its width and difficulty in meeting oncoming vehicles / passing each other safely. This road would need widening or at the very least having some passing places installed for safety reasons.
4. With the nature of the type of occupancy of these caravans ie migrant workforce, there is a concern that at times between work shifts, they are likely to want to leave site (set out in item 1) and should they have no transport, there will be an element of wandering around the village looking for something to occupy their minds, of which Benington has very little amenities to entertain them. We do note that there will be a communal space

and an outside recreation area, but this will most likely not be enough especially during the winter months.

5. We also have some concerns / questions regarding welfare provisions that will be provided on site ie would there be a shop or café in place and also a laundrette as these would possibly reduce the amount of traffic on / off site. Would they have access to suitable broadband strength. How will site security be managed to keep the staff safe and minimise anti-social behaviour. Will there be a point of contact within the organisation for members of the general public to raise / voice any problems that may arise.
6. At our last Parish council meeting, when this was deliberated on, we had 15 members of public attend to bring to our attention their concerns, very strongly, to all of the above issues and numerous other items too. Our concern here is that many other residents of Benington also have concerns with this application but have not had the opportunity to hear of its existence. Would it be a consideration that this application be deferred until an adequate public consultation meeting has taken place with attendance from TH Clements / Boston Borough / Highways etc to allay some of their fears and get answers to some of their questions as we note that only two days ago, we have received a planning application for another business further down West End Road / Lowfields Road – B/23/0344 at Bell Brothers nursery which is going to impact heavily on items 1 / 2 / 3 of above.

- 5.5 B/23/0344 - Application for extension to existing garden outlet including, restaurant, education facility and car parking at Bell Brothers Nurseries.

This was discussed in detail and agreed that the following comments and concerns should be made:

This application is quite sizeable uplift to their retail outlet and we respect their forward thinking to help the business thrive. The fact that it will safeguard 8 existing fulltime jobs and will also create a further 16 full time and 8 part time jobs plus an horticultural education department is good news for the local area. In principle, we endorse this application and are happy to see it go ahead. We do, however, have a concern with the road infrastructure leading to this property as set out below.

1. For some years now, the road leading to Bells Nursery from the A52 – West End road leading to Lowfields Road, has had a substantial increase of traffic as there are two large businesses situated along it. This volume of traffic is going to increase exponentially when this project is completed, and especially when you take into consideration, the planning application from TH Clements B/23/0161 which will also impact on this. Lowfields Road in particular is breaking up badly at the edges due to traffic meeting along that road trying to navigate past each other. This situation is going to rapidly worsen, as the width and condition of the road is not suitable.
2. We would like to see a full highways assessment carried out along the whole stretch of both of these roads, which is essentially one long road with a different name each end, before the road is broken up beyond economical repair. It would ideally need widening to allow safe passage of general public vehicles or at the very least some official passing places.

6 PARISH MATTERS

- 6.1¹ **Highways** - Notification had been received that a temporary traffic restriction would be imposed between 30th October and 1st November 2023 on Sea End Road (between Lambs Lane and Crowhall Lane) for a new water connection by Anglian Water.
- 6.1² Councillor Grant reported on Street Light No.5 not working, and the broken chevron sign at Benington Ings. Reporting was still being done via Fix-my-street.
- 6.2 **Nettle Patch** - Councillor Pinner reported that this was still in progress.
- 6.3 **Footway Lighting** - It was reported that the quote had been received for replacement of those on the 9 steel posts and those on the 7 shared wooden posts. This was for a total of ££7,350 plus VAT. It had been discussed with all councillors and agreed between meetings to accept the quote and it is hoped that the estimated completion date would be in 4 to 6 weeks.
- 6.4 **Outer Dowsing Offshore Wind Update** - Councillor Grant stated he would be attending the meeting on 17th October 2023 at Butterwick Village Hall.
- 6.5 **Benington Emergency Plan** - Still in progress, Councillor Pinner stated he would contact Clements regarding the equipment.
- 6.6 **Litter Picking Day** - Posters had now been displayed for the event on the 29th October 2023 and arrangements made with The Beonna for coffee etc. Councillor Pinner had the bags, litter pickers and the hi viz and further arrangements would be made in due course.
- 6.7 **Remembrance Day** - The clerk had made arrangements for the Benington Parish Council wreath and this was handed to Councillor Pinner. The two statues had also been received for The Beonna.
- 6.8 **Polling District and Polling Places** - The review details had been received from Boston Borough Council and the notice displayed. The councillors agreed that no change was necessary in our area.
- 6.9 **Parish Liaison Meeting** - It was stated that this meeting had been held on the 5th October, 2023 but with the short notice and the time no one from Benington had been able to attend. The notes from the meeting had been received, noting that only Fishtoft Parish Council had attended along with the officers. The next meeting was scheduled for Thursday, 25th January 2024 at 5pm.

7 CORRESPONDENCE

- 7.1 Numerous emails including those from Boston Borough Council, Lincolnshire County Council, and LALC, had been forwarded to all councillors. It was noted that the latest five-page 'Parish News' from Boston Borough Council was very much 'town' oriented rather than 'parish'.
- 7.2 Old Leake Parish Council - A letter had been received regarding Footway Lighting which had been forwarded to all councillors. It was agreed to respond that Benington Parish Council had already agreed to update to LED.
- 7.3 Clerks & Councils Direct - The September issue was handed to the chairman.

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- 7.4 Lincs & Notts Air Ambulance - Newsletter received and forwarded to all councillors.
- 7.5 Lincs Police - Information on Parish Council Engagement Sessions received and forwarded to all councillors.
- 7.6 Boston Borough Council - Notification received regarding a forthcoming survey on Open Spaces and Sports Facilities.
- 7.7 Lincolnshire County Council - Notices received regarding Callconnect, Booking App handed to Councillor Pinner for display.

8 FINANCE

- 8.1 Annual Audit - The clerk reported that the PKF Littlejohn (External Auditors) had now completed the review and signed the AGAR.
- 8.2 The clerk presented the up-to-date accounts, precept spending to date and evidence of the bank balance. It was noted that the second half of the precept had been received, and the refund of VAT claimed.
- 8.3 The following payments had been authorised and paid since the previous meeting.

	Amount	VAT	Payment Method
T A Blackamore (grass cutting)	£1,571.67	£262.95	Direct Debit
J Barnes (salary and expenses)	£955.00		BACS
HMRC	£90.00		BACS
Litter	£100.00		BACS
PKF Littlejohn (Audit)	£378.00	£63.00	BACS

- 8.4 The following payments were agreed.

Poppy Wreath	£25.00		BACS
Remembrance Statues	£370	£61.67	BACS

9 NEXT MEETING

- 9.1 The next meeting was arranged for 27th November 2023, at 7.00 pm at the Beonna.
- 9.2 The dates for 2024 were handed out to all councillors.
- 9.3 It was agreed to hold a December meeting/meal on Tuesday, 12th December 2023 at The Bricklayers. The clerk to make the booking.

There being no further business the Chairman thanked those in attendance and closed the meeting at 9.10 pm.

Signed:

(Chairman)

27th November 2023