

Welton le Wold Parish Meeting – Meeting at

St. Martin's Church at 6.30 pm on Monday, 30th December 2019

MINUTES

Present: Margaret Stubbs (Chairman), Peter J Taylor (Clerk), Amanda Vines (Treasurer), Christopher North, Margery Ward, Andrew West, Christopher Wedge, David Smith, Lesley Smith, Jon Hammond, Jeff Brandall, Paul Hedger and Steve Trafford.

- 1) **Apologies for Absence:** Alistair W S Kerr.
- 2) **Consultation on Planning Application no. N/200/02226/19 submitted by Mark Cox of The Manor, Welton le Wold, for the construction of a new vehicular access to The Lodge, directly from Binbrook Road.**

Jeff Brandall suspected the present access will not be made redundant as claimed in the Application, but will be retained for a potential new dwelling (or two) on the site of the existing barn. Others concurred.

Lesley Smith pointed out that the Lodge is derelict. It is illogical to create a new vehicular access to a derelict building; the applicant must have further developments in mind. She also pointed out that the Manor Drive, claimed in the Application to be “gated” has not been gated for at least 40 years.

Andrew West feared that any earthworks would exacerbate the existing surface water drainage problem from the field on the hillside to the north, onto the highway.

Margery Ward and Andrew West pointed out that the gap in the front hedge, claimed in the Application to be “existing” and earmarked for the new vehicular entrance, has only existed for a month or so. Peter Taylor confirmed that there had been no gap for at least 30 years. Lesley Smith recalled that this was 40 years, and queried why the proposed vehicular entrance needs to be 4.1 metres (13’ 5”) wide.

Peter Taylor believes the proposed new vehicular entrance to be inherently dangerous, on a junction where traffic approaches from east, west and north. The photograph in the Planning Note only shows emerging drivers’ view to the west (right). They will also have to look eastwards, and over their left shoulders for traffic coming from Manor Drive in the north. An emerging van would provide no visibility at all in that direction. He also pointed out that traffic on Manor Drive is not “infrequently used and very lightly trafficked” as claimed in the penultimate paragraph of the Planning Note. Presently occupiers of, and visitors to, four properties have vehicular right of way on that drive: The Manor; Woodside Cottage; The Grange; and some land and agricultural buildings owned by Simon & Elizabeth Brook of Yarburgh. Postmen, couriers and visitors use Manor Drive, also agricultural vehicles and game shooting parties. Additionally, consent has been granted to convert some outbuildings at the Manor to a four-bedroomed house and double garage. If the barn behind The Lodge is to be redeveloped into one or more dwellings, the number of properties with right of way would be at least six.

Steve Trafford pointed out that a new vehicular access in the proposed place would create a new danger, especially to cyclists.

Peter Taylor proposed that he should lodge with the Planning Authority a formal objection to the Proposal in the Application, and this was agreed unanimously. He undertook to draft an objection and email it to those present for comment before finalising it by Friday 3rd January 2020, to meet the Planning Authority's deadline of 4th January. **Action: Clerk**

3) To authorise payment of £10 to the Church for heating and lighting.

This was agreed unanimously. **Action: Treasurer**

The meeting ended at 7.05 p.m.