

## **Pinchbeck Parish Council**

### Minutes of the Parish Council meeting held 19:30hrs, Monday, 11 December 2023, at Pinchbeck Community Hub & Library

- Present: Cllr Lynne Andrew, Cllr James Avery (chair), Cllr Emma Beavis, Cllr Andy Chamberlain (from 19:36hrs), Cllr Audrey Gregory, Cllr Sam Jeffery, Cllr Dean Roizer, Cllr Ann Savage, Cllr John Smith, Cllr Phil Tweddell, Cllr Oliver Wood, Mr Robert Smith (clerk), District & County Cllr Sneath.
- Absent: Cllr Geoff Garner, Cllr Terry Moore, Cllr Peter Ruysen, Cllr Ben Sear.
- 23.150. Cllr Garner, Cllr Moore, Cllr Sear, Cllr Ruysen, & Dist. Cllr Slade gave their apologies for absence.
- 23.151. Disclosable interests and requests for dispensation.
  - 01. Cllr Avery declared an interest in agenda item 9. As a member of the District Council's planning committee, Cllr Avery had voted against one of the planning applications. He would not be voting on the matter.
  - 02. There were no other declarations of disclosable interest, nor requests for dispensation.
- 23.152. There were no members of the public present.
- 23.153. The Council resolved to approve the minutes of the 27 November 2023 Parish Council meeting.
- 23.154. Chairman's Report
  - 01. Land ownership information requested by residents at Gallery Walk had been passed onto them.
  - 02. Christmas recycling information was to be published on the Parish Council's website by the clerk.
- 23.155. Clerk's report / matters arising not on the agenda.
  - 01. The clerk reported:
    - i. Planning comments had been sent to SHDC (South Holland District Council), as resolved.
    - ii. Information on the Parish Council's website had been updated.
    - iii. The Christmas tree had been installed outside the school. Thanks were given for the helpers.
    - iv. A letter was to be sent to a resident who appeared to be attempting a land grab at Leaves Lake Field.
  - 02. Other matters
    - i. Cllr Savage reported that the Remembrance Day lamppost poppies had been collected and would be returned to the office soon.
- 19:36hrs Cllr Chamberlain joined the meeting.
  - ii. The VAT reclaim is awaiting a change in the bank's recorded address for the Parish Council.
  - iii. The Cockerel Springer in the Glebe Field, which has been broken off its base, had been stolen. The police had been informed and the matter was to be reported to insurers.
  - iv. The Financial Budget and precept for 2024-25 had to be approved no later than 29<sup>th</sup> January.
  - v. A reminder was given of nibbles at the Hub and Library next Wednesday 10.30am 12.30pm.
- 23.156. Financial matters.
  - 01. The council **resolved** to approve the November 2023 bank reconciliation and bank transactions (see appendix 1).
  - 02. The Council **resolved** to approve payments to 11 December 2023 (see appendix 2).
- 23.157. Correspondence.
  - 01. It was **resolved** to approve a request from the WI to allow the group to plant a tree on the grassed area at the junction of Rose Lane and Wimberley Way.
  - 02. Notification that consultation on Greater Lincolnshire devolution was open until 29 January 2023, was noted. See: https://www.letstalk.lincolnshire.gov.uk/devolution. The chairman would submit a comment as considered appropriate.

- 03. The CallConnect Bus Service Christmas timetable would be published on the Parish Council's website.
- 04. Information on The Lincolnshire Annual Employer Pension Meeting Survey was noted. Councillors interested should contact the clerk.
- 05. It was **resolved** in principle to allow the use of Rotten Row Playing Field for a community event, subject to the completion of an application form and final approval by the Parish Council.
- 06. It was **resolved** to approve an application form circulated by the clerk for the hire of Rotten Row Playing Field, subject to agreed corrections (see appendix 3).
- 07. The chairman would further consider information received from the Woodland's Trust, about free tree packs.
- 08. The EMFF (East Midlands Funding Forum) December Bulletin had been circulated with the agenda. Councillors were to contact the clerk if they wished an item raised at a future meeting.
- 23.158. Planning applications.
  - 01. H14-1079-23: Land at Yews Farm, Spalding Road, PE11 3UE. Up to 300 new homes. Amendment to approved house type. It was **resolved** to support this application as it was in keeping with the proposed street scene. The chairman abstained from voting on the matter as he had objected to the application as a member of the District's Planning Committee.
  - 02. H14-1081-23: Land north of Wardentree Lane. 96 dwellings. S73 amendment. It was **resolved** to object to this application because the proposed additional highway access would be dangerous, creating an unnecessary additional crossing of the cycle path and being too close to the junction with Atherton Gardens.
  - 03. H14-1073-23: The Anglia Business Centre, Mill Green Road, PE11 3PU. Vehicle storage building. It was **resolved** to support this application because it would help employment in the area.
  - 04. H14-1060-23: Rear of Northgate House Northgate Pinchbeck PE11 3SQ. Four additional storage containers. It was **resolved** to object to this application because the site was unsuitable as previously commented by the Parish Council for application H14-1200-22 (see appendix 4).
  - 05. H14-1018-23: J O Sims Ltd, Pudding Lane, PE11 3TJ. Relocation of generator, fuel tank & condensers. It was **resolved** to support the application because it would help employment in the area.
- 23.159. The Council noted South Holland Planning decisions, as circulated with the agenda.
- 23.160. Highways' matters and traffic strategy.
  - 01. Regarding an LCC (Lincolnshire County Council) consultation on a proposed extension of waiting restrictions on Brunel Road, the chairman would submit an appropriate response.
  - 02. Parish Council's traffic strategy.
    - i. It was reported that NFU Mutual had announced plans to develop a "Code for Countryside Roads" after its 2023 Rural Road Safety report showed a significant rise in rural traffic incidents. The insurer was inviting the public to submit their views on the road safety consultation. The chairman would submit a comment as considered appropriate.
    - ii. It was reported that a full assessment of speeding on Wardentree Lane was being undertaken by LCC and that a report would be released in due course.
- 23.161. To consider the location of outdoor assets:
  - 01. It was **resolved** to approve the siting of a Barbara Camps memorial bench, to be donated by the Herring Lane Bakers, outside the Pinchbeck Community Hub and Library. Subject to agreement on appropriate wording for a plaque and receipt of an affordable quote for installation, the Parish Council would be responsible for the purchase and installation of the bench.
  - 02. To plant a tree in memory of Barbara Camps in the new Blue Gowt Cemetery, a 3m Beech Tree had been secured for the Parish Council by Cllr Ruysen @ £100.
  - 03. Subject to the receipt of suitable quotations, it was **resolved** to install the two spare dog bag dispensers, next the Village Sign at West Pinchbeck and on the edge of The Glebe Field.
- 23.162. Next Parish Council meeting: 7.30pm Monday 29 January 2024.
- 23.163. The Council **resolved** to move into closed session on the grounds of confidentiality in accordance with the Public Bodies (Admission to Meetings) Act 1960 s.1(2).

- 23.164. Blue Gowt Cemetery
  - 01. The clerk reported that a draft JCT Minor Works was mostly complete. It was **resolved** to delegate final approval to the cemetery committee.
- 23.165. Playing Field leases.
  - 01. Solicitors had provided a report about lease arrangements at The Glebe Field. The clerk and chairman had a meeting arranged with solicitors to discuss.
  - 02. Solicitors were still to provide a response on lease arrangements for Leaveslake Drove playing field and clubhouse. This would be followed up at the solicitors meeting.
- 23.166. Revised cemetery fees were considered. Cllr Smith would review proposals against other local authority prices. Meetings with Funeral Directors were to be arranged in the New Year to discuss revised pricing, new rules, and application arrangements.
- 23.167. Quotes for works.
  - 01. It was **resolved** to approve a quote for the replacement of scaled taps in the hub @ £325.00.
  - 02. It was **resolved** to approve a quote for the removal of the understairs toilet & wash basin @ £60.00.
  - 03. It was **resolved** to source an additional quote for the installation of a sounder beacon in the Sam Newson Lounge to allow alarm activations to be better heard.
  - 04. It was **resolved** to delegate a decision on PAT (Portable Appliance Testing) to the clerk at a maximum cost of @ £1.25 per appliance.
  - 05. It was **resolved** to authorise the clerk to appoint an audit via LALC (Lincolnshire Association of Local Councils) @ £330.
- 23.168. The Council **resolved** to approve the Pension Scheme's Employer's Discretion Statement as previously circulated.
- 23.169. Staffing & administration matters.
  - 01. The clerk reported that the library volunteers had agreed to continue to open the library on the first Saturday of each month. The Council expressed their appreciation for the work the volunteers undertook.
  - 02. The clerk reported that interviews for a new cleaner had taken place Monday 4 December 2023 and that having received a satisfactory reference the new cleaner would commence work with the opening of the hub and library on Wednesday 3 January 2024.

The chairman closed the meeting at 21:13hrs.

#### APPENDIX 1

## SUTTON BRIDGE PARISH COUNCIL BANK RECONCILIATION

Month Ending:

30 November	2023
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Prepared by:	Robert Smith Clerk	Date:	05/12/2023		
•	tatements as at 30 November 2023		Balance		Total
Community	4238	£	160,605.05		
Library	1517	£	65,104.30		
Capital Receipts	1857	£	204,692.68		
Savings	4246	£	9,112.67		
Community	7251	£	60.50	£	439,575.20
				L	439,575.20
Less unbanked pay	ments at 30 November 2023:				
				£	-
Add unbanked casl	h at 30 November 2023:				
				£	-
TOTAL - NET BALA	NCES AS AT 30 November 2023			£	439,575.20
CASH BOOK (receip	ts and payments schedules)				
2.311 2001 (1000p		Opening Balance:		£	435,190.52
		Add: Receipts in the m	onth	£	22,150.06
		Less: Payments in the r		£	17,765.38
CLOSING BALANCE	PER CASH BOOK AS AT 30 November 2023			£	439,575.20

#### PINCHBECK PARISH COUNCIL

#### Payments & Receipts November 2023

Community Account 4238     Fayment     Bill Payment     Clerk's Mileage Oct/Nov 2023     £     188.10       Payment     Bill Payment     SUCC Clerk's Membership     4     298.00       Payment     Bill Payment     SULC Clerk's Membership     4     1,022.12       Payment     Bill Payment     SULARIES NOVEMBER 2023     4     3,367.97       Payment     Bill Payment     INTERIN CLERK JUL/LA(0562F 2023     4     6,900.40       Payment     Bill Payment     INTERIN CLERK JUL/LA(0562F 2023     4     6,900.40       Payment     Bill Payment     NACLAR WASH RER DUSI SBUFG 8889050751 BBB     2     776.30       Payment     Bill Payment     NOWER COMMERCIAL A0009234996 BBP□     4     80.00       Payment     Direct Debit     BCAD COMMERCIAL 6312141024566287 DDR□     4     40.80       Payment     Direct Debit     BCAD COMMERCIAL 6312141024566287 DDR□     4     45.84       Payment     Direct Debit     BCAD COMMERCIAL 6312141024566287 DDR□     4     4.58.65       Payment     Direct Debit     BCAD COMMERCIAL 631214102456627     £     14.518.65	Account	Туре	Description	Α	mount
Payment     Bill Payment     SLCC Clerk's Membership     -£     296.00       Payment     Bill Payment     Welland & Deeping IDB, Bus stop rental     -£     1.000       Payment     Bill Payment     SJJ Electrical Services     -£     1.222.12       Payment     Bill Payment     SJJ Electrical Services     -£     1.3367.97       Payment     Bill Payment     SJJ Electrical Services     -£     1.013.34       Payment     Bill Payment     NEXSTYORKSHIRE PEN PINCHBECKPC P30104 BB     -£     1.013.34       Payment     Bill Payment     MALC FIRTH LANDSCA     PINCHBECKPC P30104 BB     -£     1.713.77       Payment     Bill Payment     NOVER COMMERCIAL     A0009234996 BBP□     -£     15.88       Payment     Direct Debit     BCTTER WASTE     BTGE VASTE     -£     40.80       Payment     Direct Debit     BCTTER WASTE     HT640C2 DDR□     -£     41.4518.65       Payment     Direct Debit     BCTTER WASTE     HT640C2 DR□     -£     1.64.24       Total payments     Credit Payment     4SOUTH LINCOLNSHI     100836□	Community Account 42	238			
Payment     Bill Payment     SUJ Electrical Services     -£     1.022.12       Payment     Bill Payment     SUJ Electrical Services     -£     1.222.12       Payment     Bill Payment     SUJ Electrical Services     -£     1.03.34       Payment     Bill Payment     WEST YORKSHIRE PEN PINCHBECKPC P30104 BB     -£     1.013.34       Payment     Bill Payment     MALC FIRTH LANDSCA PINCHOLEKCKPC P30104 BB     -£     1.013.34       Payment     Bill Payment     MALC FIRTH LANDSCA PINCHOU INV.38644 BB     -£     173.77       Payment     Bill Payment     NPOWER COMMERCIAL A0009234906 BPD     -£     15.88       Payment     Direct Debit     INTUIT LIMITED     0001WLFDFT3Q9.00RU DD     -£     40.80       Payment     Direct Debit     BCARD COMMERCIAL 531214102456627 DDR     -£     54.24       Payment     Direct Debit     BCARD COMMERCIAL 531214102456627 DDR     -£     4.618.65       Receipt     Counter Credit     450UTH LINCOLNSHI     100836     £     26.62       Receipt     Counter Credit     H J Memorials     BLM -Creek BCC     £	Payment	Bill Payment	Clerk's Mileage Oct/Nov 2023	-£	188.10
Payment   Bill Payment   SJJ Electrical Services   -2   1,222.12     Payment   Bill Payment   SJJ Electrical Services   -2   3,367.97     Payment   Bill Payment   WEST YORKSHIRE PEN_PINCHBECKPC P30104 BB   -2   3,367.97     Payment   Bill Payment   INTERIM CLERK JUL/AUG/SEP 2023   -2   6,900.40     Payment   Bill Payment   MALC FIRTH LANDSCA PINCHCOU INV.38644 BB   -2   776.30     Payment   Bill Payment   ANGLIAN WATER BUSI SBUFC 88889050751 BBP   -2   15.88     Payment   Bill Payment   NPOWER COMMERCIAL   50000243968 BBP□   -2   40.80     Payment   Direct Debit   INTUIT LIMITED   0001WLFDFT3Q9-00RU DD   -2   40.80     Payment   Direct Debit   BETER WASTE   HT40C2 DDR□   -2   52.42     Total payments   Credit Payment   H J M Memorials   BJM -Creek BGC□   £   14,518.65     Receipt   Counter Credit   L & D FLOWERS LTD PINCHBECKP PARISH C BG   £   2,324.84     Receipt   Counter Credit   SCHOFILD C R 2 Gr BGC□   £   1,020.00     Receipt   Counter Credit </td <td>Payment</td> <td>Bill Payment</td> <td>SLCC Clerk's Membership</td> <td>-£</td> <td>296.00</td>	Payment	Bill Payment	SLCC Clerk's Membership	-£	296.00
Payment   Bill Payment   SALARIES NOVEMBER 2023   -£   3,367.97     Payment   Bill Payment   WEST YORKSHIRE PEN   PINCHBECKPC P30104 BB   -£   1,013.34     Payment   Bill Payment   INTERIM CLERK, JUL/UG/SEP 2023   -£   6,000.40     Payment   Bill Payment   ANGLAN UAG/SEP 2023   -£   6,000.40     Payment   Bill Payment   NACC FIRTH LANDSCA   ENCHCOU INV.38644 BB   -£   776.30     Payment   Bill Payment   NPOWER COMMERCIAL   A0009234996 BBP□   -£   16.88     Payment   Direct Debit   BCARD COMMERCIAL   5301241024566287 DD0   -£   45.000     Payment   Direct Debit   BCARD COMMERCIAL   5312141024566287 DD0   -£   54.24     Total payments   Direct Debit   BCARD COMMERCIAL   531241024566287 DD0   -£   54.24     Receipt   Counter Credit   H J M Memorials   HJM-Creek BGC□   £   14,518.65     Receipt   Counter Credit   L J Memorials   HJM-Creek BGC□   £   100.00     Receipt   Counter Credit   RICHARD KING MEMOR   23/24069 BGC□   £   100.00	Payment	Bill Payment	Welland & Deeping IDB, Bus stop rental	-£	10.00
Payment     Bill Payment     WEST YORKSHIRE PEN     PINCHBECKPC P30104 BB     -£     1,013.34       Payment     Bill Payment     INTERIM CLERK JUL/AUG/SEP 2023     -£     6,900.40       Payment     Bill Payment     MALC FIRTH LANDSCA PINCHCOU INV.38644 BB     -£     776.30       Payment     Bill Payment     NACLIAN WATER BUSI SBUFC 8889050751 BBP     -£     178.77       Payment     Bill Payment     NPOWER COMMERCIAL     A0009234996 BBP□     -£     18.88       Payment     Direct Debit     INTUT LIMITED     0001WLFDFT3Q9-00RU DD     -£     40.80       Payment     Direct Debit     BETTER WASTE     HT64QCZ DDD□     -£     44.80       Payment     Direct Debit     BETTER WASTE     HT64QCZ DDD□     -£     44.80       Receipt     Counter Credit     L & D FLOWERS LTD     PINCHBECK PARISH C BG £     28.68.71       Receipt     Counter Credit     SCHOFL C R 2 ris BGC□     £     100.00       Receipt     Counter Credit     SCHOFL C R 2 ris BGC□     £     100.00       Receipt     Counter Credit     SCHOFL C R 2 ris BGC□	Payment	Bill Payment	SJJ Electrical Services	-£	1,222.12
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Receipt   Counter Credit   H J M Memorials   HJM -Creek BGC□   £   190.00     Receipt   Counter Credit   L & D FLOWERS LTD   PINCHBECK PARISH C BG   £   268.62     Receipt   Counter Credit   SCHOFILD C R 2   ers BGC□   £   3,243.64     Receipt   Counter Credit   RICHARD KING MEMOR 23/24069 BGC□   £   100.00     Receipt   Counter Credit   J Drakard   23-24 082 BGC□   £   12,744.97     Net receipts   4238   £   1,773.68   £   1,773.68     Library Account 1517   E   F   2,315.35   F   2,315.35     Payment   Bill Payment   STAFF SALARIES NOVEMBER 2023   £   7.9.92     Payment   Direct Debit   BCARD COMMERCIAL   5476761029463487 DDR□   £   171.19     Payment   Bill Payment   STAFF EXPENSES 01/11/23 BBP   £   30.00   F   2.30.01     Payment   Bill Payment   EASTERN SHIRES PUR 1005850 BBP□   £   3.246.73   F   2.80.00     Payment   Bill Payment   EASTERN SHIRES PUR 1005850 BBP□   £   8.166   57.150	Total payments			-£	14,518.65
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Receipt     Counter Credit     WRIGHT C & M     23-24 087 BGC□     £     571.50       Total receipts     £     9,405.09     £     6,158.36       Total Payments     -£     17,765.38     £     22,150.06	Receipt	Counter Credit	STAGEDALE LIMITED KNIGHT ST COVID BGC	£	7,028.54
Total receipts     £     9,405.09       Net receipts 1517     £     6,158.36       Total Payments     -£     17,765.38       Total Receipts     £     22,150.06	Receipt	Counter Credit	CHAPPELLAK & SM Invoice 23-24 094 BGC	£	
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Total Payments     -£     17,765.38       Total Receipts     £     22,150.06	•				9,405.09
Total Receipts £ 22,150.06	Net receipts 1517			£	6,158.36
Total Receipts £ 22,150.06	Total Payments			-£	17,765.38
£ 4,384.68	Total Receipts			£	22,150.06
				£	4,384.68

#### PINCHBECK PARISH COUNCIL PAYMENTS 2023 -2024

#### Accounts for payment December 2023

Payee	Detail	Туре	Net £	VAT £	Total £
HMRC	PAYE Month 6	BP	2,127.86	0.00	2,127.86
HMRC	PAYE Qtr 3	BP	4,765.46	0.00	4,765.46
BT	Phone & Broadband	DD	492.41	98.48	590.89
Better Waste Solutions	General Waste 01/12/23-31/12/23	DD	144.20	28.84	173.04
Crusader Traffic	Remembrance Day Road Closure	BP	341.50	68.30	409.80
Wave	Leaves Lake Drove Water Bill	BP	141.07	28.22	169.29
Eon Highway Lighting	Xmas Tree Lights	BP	220.00	44.00	264.00
Staff	December Payroll	BP	4,135.52	0.00	4,135.52
WYPF	December Pension Contribution	BP	1,013.34	0.00	1,013.34
Clerk	Xmas tree Volunteers' Sustenance	BP	6.30	0.00	6.30
Adobe Systems	Acrobat Pro	CP	16.64	3.33	19.97
Microsoft	Office 365 Business Std x 2 Land	CP	20.60	4.12	24.72
HM Land Registry	Title Searches	CP	15.00	0.00	15.00
Thomson Reuters	JCT Contract for cemetery	CP	80.00	16.00	96.00
Gunns & Roses	War Memorial Tree Work	BP	2,172.20	434.44	2,606.64
D & R Simmons Ltd	20' Christmas Tree	BP	395.25	79.05	474.30
Total			16,087.35	804.78	16,892.13



## **Pinchbeck Parish Council**

Pinchbeck Community Hub & Library,48 Knight Street, Pinchbeck, Spalding, Lincolnshire, PE11 3RU. Tel: 01775 724348. Email: <u>pinchbeckparish@btconnect.com</u>

### ROTTEN ROW PLAYING FIELD

### PUBLIC PARK HIRE APPLICATION FORM

- 1. Event Name:
- 2. Date and Time:
  - Date:
  - Start Time:
  - End Time:

#### 3. Nature of the Event:

Community Picnic

Sports Event

Cultural Festival

Charity Fundraiser

Other (please specify): \_\_\_\_\_

#### 4. If fundraising event, please state beneficiaries:

#### 5. Expected Number of Attendees:

#### 6. Event Organiser/Organisation:

#### 7. Contact Person:

- Name:
- Position:
- Email:
- Phone:
- 8. Address of the Event Organiser:
- 9. Special Requirements (e.g., tables, chairs, electricity):

#### 10. Setup and Breakdown Times:

- Setup:
- Breakdown:

#### 11. Sound System/Amplification used:

Yes
No

#### 12. Music

1	- 9	
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Yes (subject to obtaining required licences)

No

#### **13. Alcohol Consumption:**



Allowed (subject to approval and adherence to regulations)

Not Allowed

#### 14. Risk Assessment & Event Management

- The event organiser will provide an appropriate risk assessment and event management plan.
- First Aid/Fire/Police cover has been arranged as required.

#### 15. Insurance:



The event organiser will provide proof of public liability insurance.

The Parish Council will provide insurance (additional fees may apply).

#### 16. Park Access:

- No charges are to be made for entry to the park or its facilities.
- No restrictions to be imposed on access to the park or its facilities.
- No glass will be permitted on the park.

#### 17. Condition of the park

- Any damage to the playing field including ruts and scalping is to be made good at the expense of the hirer.
- All refuse will be removed from the park, including from any bins or receptacles, by the hirer at the end of the event.

# 18. Any additional information about the event affecting the park's usage or impact on neighbouring properties:

#### **Declaration and Agreement:**

I, the undersigned, hereby acknowledge that I have read and understood the terms and conditions for the hire of the Rotten Row Public Playing Field from Pinchbeck Parish Council and agree to abide by them. I understand that any violation of the terms may result in the cancellation of the event and forfeiture of any fees paid.

Signature:	Date:

Parish Council Representative Approval:

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

#### Fee Structure:

Please refer to the Parish Council fee structure for park hire. Fees may include a security deposit, usage fees, and additional charges for amenities and services.

#### For enquiries, please contact the clerk at:

Pinchbeck Parish Council Pinchbeck Community Hub & Library 48 Knight Street Pinchbeck Spalding PE11 3RU

Tel: 01775 724348 Email: <u>pinchbeckparish@btconnect.com</u>

#### Consultation response by Pinchbeck Parish Council to planning application H14-1200-22: Northgate House Northgate Pinchbeck Spalding. Change of use of land to B8 storage and distribution - retrospective. SHDC Delegated Decision Approved 07 February 2023.

The Council concluded that the storage and distribution activity should be situated on an industrial site, whereas this current site is bordered by residential communities on three sides, hence this proposed application is not compatible with existing uses, being an industrial use in a residential area.

This proposal is, and will have, a negative impact on the amenity of other properties, through noise and disturbance resulting from use, overlooking, overshadowing, smells, light pollution, loss of privacy, dust, vibration and/or late-night activities.

The Parish Council is concerned the development, if approved, may cause traffic problems such as traffic over generation, access or safety problems on roads which are becoming degrading through constant use by HGV's (see page 15 of Design & Access Statement). We are also concerned that approval would create a precedent meaning it would be difficult to object to similar proposals in the future. Additionally, as can be seen on page 8 of the Design & Access Statement the entrance/exit is extremely narrow thus unsuitable/dangerous. Finally, the Parish Council believe the approval of this application would have an unhealthy impact on the area and will also inevitably have an adverse impact on the area.