



**Minutes of the meeting of the Leverington Parish Council held on Tuesday 24th August 2021 in the
Leverington Village Hall, Gorefield Road.**

Present: Councillors B.Baker, Mrs. S.Barton, B.Beales, Ms R.Collins, R.Cropp, J.Downes (Chairman), R.Keymer, R.Kidger, Mrs. S.Ward.

1 parishioner.

Clerk B.Boyce.

No other items were received for inclusion in the agenda.

1. Welcome by the Chairman.

All councillors were present and welcomed. A Public Forum was not required.

2. To receive any Declarations of Interest.

There were no Declarations of Interest.

3. To agree the minutes of the meetings held on 22nd June 2021 and 24 July 2021.

The minutes of 22nd June 2021 were agreed and signed. The minutes of 24th July 2021 needed more information inserted and were not signed.

4. Matters arising (for information only).

'Take your litter home' signs completed. One has been inserted in the noticeboard at the Foal Ground, two more are held by the chairman.

5. To receive a finance update

Opening balance				57333.00
12.07.21	IB		Anglian Water	7.90
"	IB		Leverington Village Hall	24.00
"	IB		Whiting & Partners	300.00
"	IB		Gallagher (insurance premium)	2318.91
15.07.21	IB		B.Boyce	370.59
19.07.21	DD		E On	260.03
26.07.21	SO		B.Boyce	<u>569.33</u>
Closing balance				53482.24

The invoices and Bank statements were scrutinised by Councillors Beales and Cropp and payments confirmed.

6. To revue Development Plans.

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Change of use of existing public house (A4) to a house of multiple occupation (HMO) (Sui-Generis) for up to 14 persons involving demolition of existing garage at The Six Ringers Public House 47 Gorefield Road Leverington Wisbech Cambridgeshire PE13 5AS.

Council comment:

1. Not in keeping with village location.
 2. Access on a three-way bend.
 3. Insufficient parking. There are 10 parking spaces. This will lead to parking on either Gorefield Rd. or Ringers Lane increasing the accident risk.
 4. Waste and litter problem.
 5. Anti-social behaviour and noise issue.
 6. Will devalue neighbouring properties.
 7. Lack of Public transport.
 8. Could set a precedent for future HMO's in a quiet rural location
 9. Planning permission had been granted for a 4-bedroom family dwelling.
 10. Lack of attempt to sell as a Public House.
 11. The plans show no form of emergency escape from upper floor in event of fire or other mishap.
 12. Not within reasonable walking distance of Wisbech which goes against Design and Access Statement.
 13. There is limited communal space - no outside garden space. This factor alone would impact on the mental and possible physical wellbeing of the residents.
- This proposed development does not adhere to.....*
- a. LP1 Sustainable development
 - b. LP2 facilitates health and well-being of Fenland residents.
 - c. LP6 Employment, tourism, community facilities and retail.
 - d. LP12 Rural area development
 - e. LP14, LP15 and LP16.

It is noted that Leverington is a limited growth village and as such under LP3 small amounts of development could be encouraged, however a development of this nature falls outside this remit.

7. Church Road playground.

Two quotes had been received for a maintenance contract involving quarterly inspections, Fenland Leisure Products at £110 and Sovereign at £40 per month and each inspection £99. It was agreed that the most important issue at this time, was to get the repairs completed and then consider a maintenance contract.

The council resolved to ask FLP to carry out the repairs as soon as possible.

The Council resolved to ask the Sports and Social Club to confirm that the playground can remain in its position and that replacement equipment can erected. The clerk will write to S.Fisher, trustee.

Due to personal reasons, Councillor Mrs. S.Barton submitted her resignation as a Councillor as from this meeting. The chairman thanked her sincerely for her work on the council and wished her well in the future. Councillor R.Keymer volunteered to take over the inspections and look after the playground. He was thanked by the chairman who will assist if required.

8. **Village sign.**

The proposal put forward by 'Signs of the Times' had been circulated with the agenda. The cost of a double-sided sign in polyurethane with metal post would be £8066.00 plus carriage and VAT.

A proposal of renovation of the existing sign was not thought to be an option

The council agreed that a new sign should be purchased but further quotes to be sought.

Councillor Beales abstained from the vote.

9. **Close of meeting.**

The meeting closed at 8.30pm.

Next meeting Tuesday, 28th September 2021.

Items for the agenda Monday 20th 2021.