

Etton Parish Council Correspondence Record

8 May – 1 July 2018

The Clerk will circulate correspondence when considered appropriate. If Councillors would like to see a copy of correspondence that has not been circulated, please notify the Clerk on laxtonpc@btinternet.com on 07932 016856.

| Date Received | Attached? | From | Purpose of Correspondence |
|----------------------|------------------|-----------------------------|---|
| 4 June | N | ERYC | Invitation for new Public Spaces Protection Orders _ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/679712/2017-12-13_ASB_Revised_Statutory_Guidance_V2.1_Final.pdf |
| 5 June | Y | ERYC | Explaining new “Permission in Principle” planning rules |
| 5 June | N | ERYC | In response to feedback from PC that new signage had no reduced the traffic hazard on the B1248: “The Council empathises with the concerns raised however. I am afraid there are no further engineering measures which the Council can recommend for this junction and the Council's position remains the same regarding the solid white centre lines. “ |
| 19 June | N | ERYC | Promoting Better Broadband Vouchers to those who can not achieve more than 2 Mbps |
| 26 June | N | ERYC | Rural Housing Survey to be undertaken in area – including Lockington, Lund, Dalton Holme, Beswick Aim is to identify need for affordable rural housing. |
| 28 June | N | Police and Crime Commission | Introductory letter and advising that cluster meetings will be arranged to meet the Police and Crime Commission and discuss any issues in the area. |

Permission in Principle

This is a new route for an applicant to gaining planning permission for small scale housing, or housing led mixed, developments. If an application for permission in principle is approved, a further application for approval of technical details consent will be required before development can commence.

The process comes into force on 1st June 2018.

The process is only possible for housing (or housing led mixed development). And the proposal cannot be used for –

- Applications to extend or alter a house
- Any “major” development – that is more than 9 housing units or a development of a floor area of more than 1,000sq m
- Any proposal that would have nature conservation impacts
- Any proposal that requires an Environmental Impact Assessment

A permission in principle application only needs to be submitted on the appropriate application form (which will be available through the planning portal) accompanied by a plan to identify the land to which the application relates. The application needs to state the proposed range of housing units - eg between 1 and 3 houses - that are proposed for the site (and the floorspace of any other development proposed, if the scheme is a mixed use proposal).

Plans must be drawn to an identified scale and show the direction of north.

The Council will undertake consultation and consideration of the application as for any other planning proposal, but the consultation period is 14 days rather than the normal 21 days. We are required to make a decision on a permission in principle application within 5 weeks of receipt of a valid application, unless an extended period has already been agreed in writing with the applicant.

To avoid unnecessary refusals the Council will ask for an extension of time where there is a need to address objections or concerns before the principle of development can be agreed.

Applicants using this process may wish to voluntarily provide additional information, such as an illustrative plan to demonstrate that the number of houses proposed can be fitted onto the site.

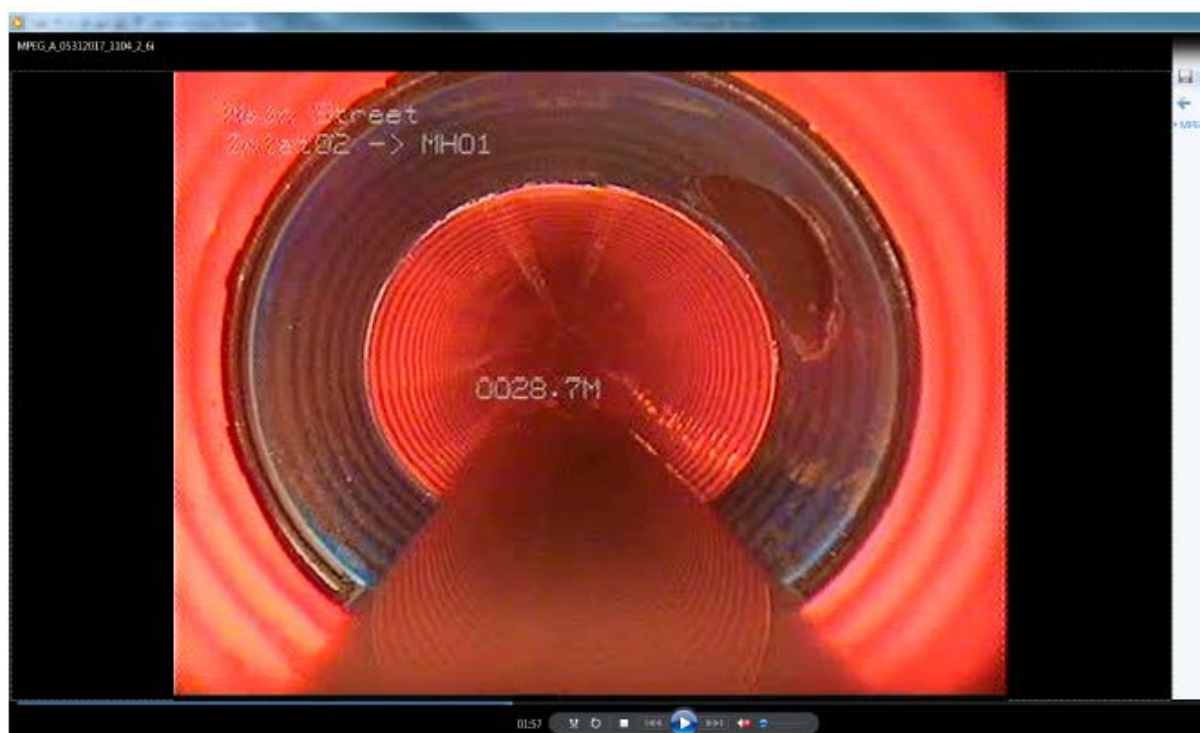
If a permission in principle application is refused, the applicant has a right of appeal in the same way as for any planning application.

A technical details consent has to be submitted within 3 years of approval of permission in principle, and has to give full details of the development for the whole site.

ERYC Update following 15 June Site Visit

Further to our meeting with the Parish Council, attended by * and myself I've included the two short drain runs in the vicinity of Eata House and Holly Bank as highlighted by the Parish Council to the list for investigatory jetting and similarly the drain run downstream of and east of 138 Main Street. However with regards the latter there are no obvious manholes in front of the houses for quite some distance along the eastbound carriageway and as * pointed out, if this once open watercourse has been culverted/piped by the individual owners/occupiers of the properties (as the Parish Council think may be the case) and the pipes are of differing sizes, it may not be feasible to jet/carry out a CCTV survey of the system. Please be aware however that we already have quite a long list of sites for investigatory jetting works to be undertaken and it may be some time before we have a jetting unit available in the area.

Further to the discussion on site regards whether the watercourse within the field approximately opposite no. 116 Main Street had been connected into the system running along side the westbound carriageway of Main Street, or had been "missed when it was culverted " some years ago, I looked on the drainage CCTV survey of the surface water carrier drain along Main Street which was carried out last year. The survey recorded that there is a connection joining the pipe along Main Street (joining from the field side) at approximately the same location as watercourse, so it could just be that the end of the pipe is blocked within the field.



YWT Summary of Site Visit with EPC and Contractor

Discussion around the scale and scope of works led to the following proposals to look at/take forward.

- Costings for de-silting [either by 360 excavator machine or pumped] needed.
- Tree crown reduction/thinning [large crack willows] along the field boundary but not along the rear boundary as this may open up a view to the houses behind that may be controversial.
- Investigation with ERYC Highways over the current road drainage and potential diversion of pots into pond corner at the village end combined with a 'natural' filtration reed/sedge/wetland plant bed to trap sediment and pollutants.
- Possible reduction in overall pond size also discussed with a smaller but deeper pond that may hold more water - this discussion was held in relation to a need to understand if the pond is clay lined or reacting to groundwater 're-charge' from aquifer.
- Investigation into location and if the old well is still present at the kennels side of the pond was also suggested as there may be an old spillway/outflow channel in that area.

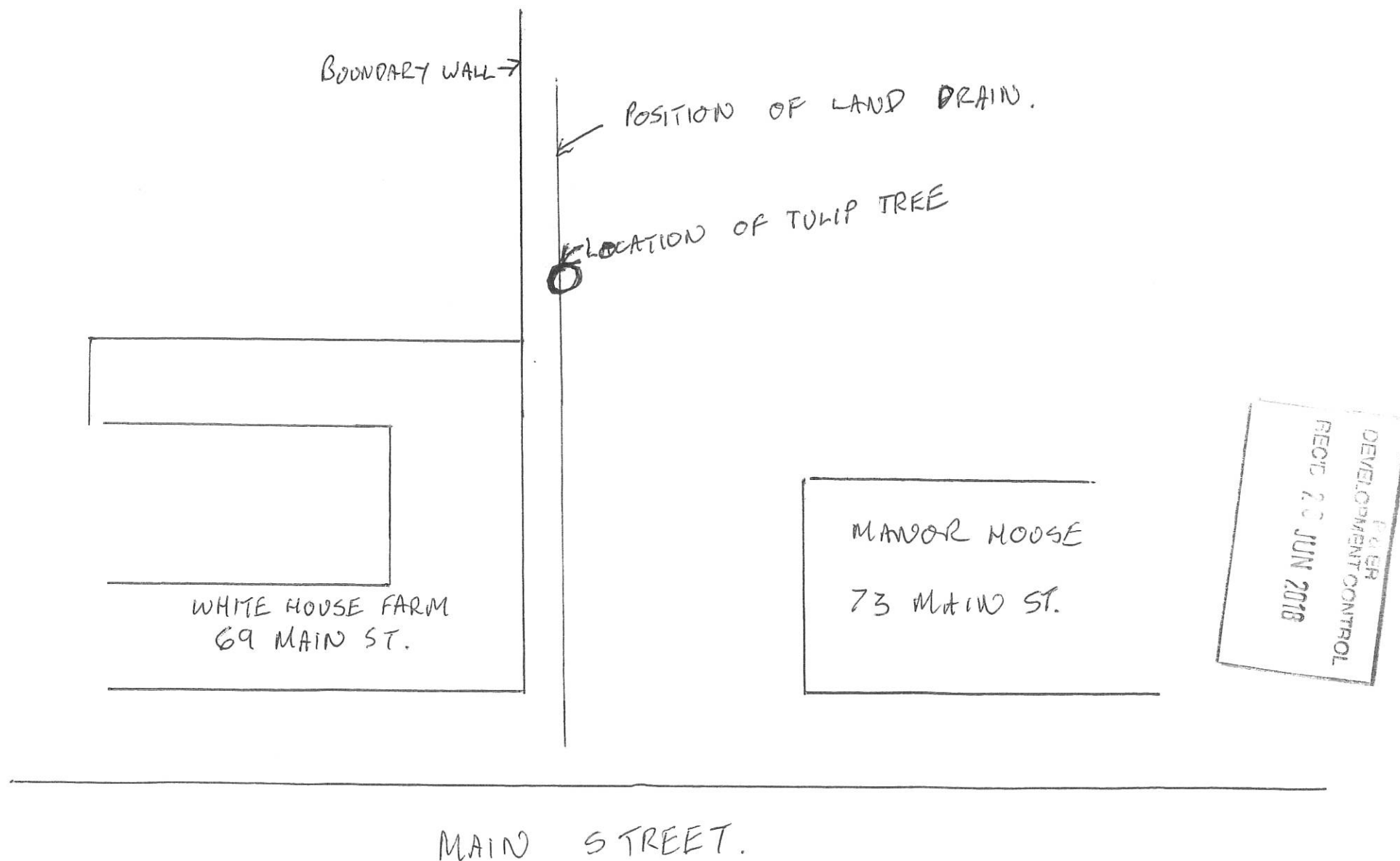
Once contractor has come back with some costings for the investigation works on the pond silts and had the discussion with ERYC re: road drainage, there will be some more substance to work with and decisions can then be made about scale and scope of works.

To carry out tree crown reduction using tree surgeon that I (YWT) use, along with chipping of all material, will be in region of £500/day [he would need to see the job to work out how many days but this is a movable subject as less or more trees could be done dependent on available budget.

YWT costs for oversight/proj mgmt type role for the delivery works is £250 daily cost.

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July and August 2018

Schedule of Accounts for Payment

| Item | Description | Total (£) | VAT (£) |
|--------------------------|----------------------|------------------|----------------|
| 1) Alan Bravey | Salary July | 49.70 | |
| 2) HMRC | PAYE July | 32.80 | |
| 3) P Ford Invoice | Gardening 2016/17 | 9 | |
| 4) Alan Bravey | Salary August | 49.30 | |
| 5) HMRC | PAYE August | 33.20 | |
| 6) Etton Village Hall | Room Hire | 99 | |