

MEETING OF INGOLDSBY PARISH COUNCIL

Minutes of the **Ingoldsby Parish Council Extraordinary meeting** held on Wednesday 19 March 2025 at 7.30 pm in the Village Hall, Main Street, Ingoldsby

1) WELCOME REMARKS BY THE CHAIR (25/078)

The Chair welcomed fellow Parish Councillors, parishioners, District Councillor Sarah Trotter and County Councillor Martin Hill to the meeting. There were 23 parishioners present.

The Chair explained that the meeting had been called due to public demand in response to planning application S25/0182, the conversion of existing barns to form 8 dwelling units. She went on to say that the Parish Council has already submitted a response to South Kesteven District Council's planning department and the planning officer has confirmed that comments are still being accepted.

The Chair, on behalf of the Parish Council, expressed her condolences to the family of Mr Peter Harden.

The Chair proposed that agenda item 7) a) is moved, to agree the appointment of Mr Searson to the role of Parish Councillor further to interviews earlier in the month. The proposal was seconded by Councillor Nelson and the motion was passed unanimously by resolution of the Council.

2) PRESENT (25/079)

Councillor Eldred, Chair
Councillor Kenyon, Vice-Chair
Councillor Leigh
Councillor Nelson
Councillor Searson

3) APOLOGIES (25/080)

None.

4) PUBLIC FORUM (25/081)

Mr Jayes asked what comments the Parish Council had submitted in response to S25/0182, the conversion of existing barns to form 8 dwelling units. Councillor Kenyon confirmed that the Parish Council as a corporate body are opposed to the proposal. The response can be viewed on the SKDC website. Objections are based on eligibility; the barns and site must be used for agricultural use to be eligible for a Part Q application. Section 25 of the original application in 2018 confirmed that the site was not an agricultural holding. Other objections included the siting, infrastructure and design. Councillor Kenyon explained the Part Q regulations.

Ms Dyson asked whether the applicant is applying for outline or detailed planning permission. Councillor Kenyon explained the difference between the different types of planning application versus Part Q applications. Part Q is specifically for the conversion of barns in rural areas to dwellings. There was some discussion about the failure of the Planning Department to communicate the application with neighbouring properties and adjacent landowners. Councillor Kenyon explained that each local authority has its own criteria relating to 'neighbour notification'. Ms Dyson stated that she felt she had found out about this planning application by accident.

A parishioner asked how the applicant might go about the conversion of what is essentially a steel shed. Councillor Kenyon explained that under Part Q the building must be a structure is able to be converted; there should be no re-building.

A parishioner said that his property is overlooked by the proposed development site. His concerns are that an isolated settlement outside of the village is being established. The parishioner also expressed his concern about light pollution from the development.

A member of the public said that until recently the land and barns had not been used. Councillor Kenyon said that this formed part of the Parish Council's objection. Councillor Kenyon said he had not been able to find out whether you can do a conversion under Part Q on a barn that has never been used as a barn.

Councillor Trotter explained that she was present at the meeting to facilitate communication between the Parish and the District Council. She explained that she is on the Planning Committee at SKDC, and she has been in contact with the case officer, Craig Dickinson. She encouraged members of the public to submit their comments to the District Council as soon as possible. She agreed that the site has not been used for agricultural purposes or its proposed use per the original application. There was some discussion as to what the next steps might be by the applicant, if the planning application is turned down.

The Chair proposed that the public forum is extended to hear further comments. The proposal was seconded by Councillor Nelson and the motion was passed unanimously by resolution of the Council.

Ms Dyson asked whether the Planning Department consider infrastructure as part of the review process. County Councillor Martin Hill said that small villages like Ingoldsby are allowed some infill development per the proposal at the garages (REF) but not a considerable amount of development per SKDC's planning policy. Councillor Kenyon said that the legislation had recently changed and under part Q an applicant can create up to 10 homes. Councillor Kenyon stated that if the application is refused under Part Q, there could then be a full/detailed application to convert the barns to dwellings; this is when planning policy will come into play reference the size of the village, siting, local services and infrastructure.

A parishioner asked whether the applicant is a farmer. Councillor Kenyon said that this is irrelevant. It is whether the site has an agricultural use attached to it. The application in 2018 stated it was not part of an agricultural holding; it's status since however might have changed and this has been queried with SKDC.

A parishioner expressed concern that the development will not be in keeping with the character of the village.

A parishioner said that the applicant has contravened planning conditions in relation to his own property and expressed concern in relation to development of the barns. Councillor Kenyon said that this would be referred to the Planning Enforcement Team at SKDC.

A parishioner said that he cannot understand how this will be passed as the barns have not been used for agricultural purposes. They have been stood empty or used for the storage of industrial cladding and unwanted kitchen items. A fellow parishioner queried paragraph 14 of the application *the barns have been used for the storage of equipment and farm machinery*. The validity of this claim was again called into question.

A parishioner asked whether there could be some screening between the barns and the cemetery. Councillor Trotter said that if the application is approved, there might be conditions associated with the approval. A parishioner said that her view is that it is sacrilege to build houses overlooking a cemetery

Further to questioning, District Councillor Trotter confirmed that the applicant will have the right to appeal, refusal of the Part Q application. There was some discussion as to the timeline associated with an appeal and submission of a new planning application.

Councillor Kenyon reiterated that if Part Q is approved, it does not mean that the development will go ahead, and he highlighted the costs associated with the installation of services and infrastructure.

County Councillor Martin Hill asked whether SKDC's Enforcement Team could act against the applicant for not fulfilling their claims in the original application. Councillor Trotter said she would take this query to the Enforcement Team.

A parishioner said that he was concerned that there would be a future application for a housing estate which would change the character of the village. Another parishioner queried whether one of the properties would be designated social housing.

A member of the public asked whether the Planning Department will look at the history of the application. She commented cynically, whether the barns were raised initially with a view to a future residential development. Councillor Kenyon said the Planning Officer will draft a report which includes the planning history dating back to the original planning application. He said the Parish Council at the time, foresaw this due to the spacing of the barns, and had asked for permitted development to be revoked in the initial response.

Councillor Leigh asked whether the applicant would be required to conduct an archaeological dig or wildlife studies. Councillor Kenyon duly responded.

A parishioner said that there is a small footprint and asked whether the dwellings could be 3-floors. Councillor Kenyon said not under Part Q, but a subsequent application for full planning might lead to a change of design. A parishioner also queried the density of the development.

Councillor Kenyon encouraged parishioners to submit their comments individually to the planning department rather than a combined response as this will add greater weight to the case for objection.

On a separate matter, a parishioner asked whether planning permission is required to erect miles and miles of 8ft fencing, which has recently been installed on agricultural land in Ingoldsby. The Chair said that Boothby Wildland are holding a meeting at the Village Hall on Tuesday 25 March 2025, and she encouraged parishioners to attend.

A member of the public asked about a previous consent for a telecommunications mast.

The Chair announced the Parish Council now has a Facebook page which can be used to access up to date information about the parish including planning.

The Chair closed the public forum at 8.42pm.

5) DECLARATIONS OF PECUNIARY INTEREST & DISPENSATIONS (25/082)

Councillor Eldred reported her interests in relation to the Village Hall Committee.

Councillor Nelson reported her interests in relation to the Playing Field Committee, PTA and PTFA.

6) SIGNING OF THE MINUTES (25/083)

Members resolved to accept the Clerk's notes of the Parish Council Meeting on 5 February 2025 as a true and accurate record of the meeting.

7) GENERAL MATTERS (25/084)

a) Appointment of Councillor

Item addressed in 25/078 above.

b) District Councillor

Councillor Trotter explained that Lincolnshire Police is in enhanced measures; there isn't enough funding to make the necessary improvements, and this has gone to a judicial review for an application for supplementary funding. There is a new digital CCTV system in Grantham. She also spoke briefly about Devolution.

County Councillor Martin Hill spoke about the Mayoral Combined Authority and the Unitary Authority which will replace the current County and District authorities. He explained that due to the size of Lincolnshire, there may be a north and south authority. He said that in the long-term, this will save money. There was some discussion about the benefits of an emergency plan. He went on to say that there is a

strong agenda for renewable energy in Lincolnshire from onshore wind turbines and the installation of 400ft pylons from Grimsby to Walpole. He said there are also plans for a similar scheme from Boston to Melton Mowbray.

Councillor Kenyon asked County Councillor Martin Hill to explore signage for the Grantham/A52 roundabout from the direction of Old Somerby to advise motorists regarding lane discipline.

c) Standing Orders

The Chair proposed that the new model Standing Orders are accepted. The proposal was seconded by Councillor Kenyon and the motion was passed unanimously by resolution of the Council.

d) Internal Auditor for 2025/26

Councillor Leigh proposed that LALC are appointed Internal Auditor for the 2025/26 financial year. Mr Jackson will conduct the internal audit for 2024/25 as previously agreed.

Action: Clerk to draft Parish Council policies for review. Clerk to obtain the cost of internal audit with LALC for the April meeting of the Parish Council.

e) Complaint about Speeding and Parking in the Village

The Clerk informed the meeting that a complaint had received from a member of the public in relation to speeding through the village during school drop of and pick up and inconsiderate and dangerous parking. The Manager for Highways West, Rowan Smith had confirmed the enforcement teams would be deployed to the village to address the issue.

Action: Clerk to communicate school holidays to Rowan Smith so that the enforcement team attend during term time.

f) LALC's Annual Training Scheme

The Chair proposed £120.00 for subscription to LALC's annual training scheme and £100.36 for LALC's annual subscription. The proposal was seconded by Councillor Kenyon and the motion was passed by unanimous resolution of the Council.

g) Think Deer Signs

Members proposed that this item is deferred to the April meeting of the Parish Council.

8) PLANNING MATTERS (25/085)

a) Members noted the new planning matters:

i) Application No	S25/0156
Applicant	Edward Pumphrey
Proposal	To replace existing, part-rotting, single glazed windows with double glazed heritage windows, in order to improve the thermal efficiency of the building and reduce carbon emissions.
Location	Scotland Farmhouse, Scotland Lane, Ingoldsby
ii) Application No	S25/0169
Applicant	Elaine Welford
Proposal	Outline application for the demolition of former garage and erection of two dwellings.
Location	Festival Garage, Main Street, Ingoldsby
iii) Application No	S25/0182
Applicant	Mr Arnold
Proposal	Conversion of existing barns to form 8(No.) dwelling units.
Location	Cemetery Farm, Humby Road, Ingoldsby

9) FINANCE (25/086)

- a) Members noted the current bank balances as 7 March 2025.

Current Account	2,048.49
Savings Account	7,907.12
TOTAL	9,955.61

- b) Members noted the income received between 30 January 2025 and 7 March 2025.

Interest, February 2025	12.33
Interest, March 2025	10.66
TOTAL	22.99

- c) Members noted the expenditure to be paid in line with the approved list of Regular payments between 30 January 2025 and 7 March 2025, or for approval.

Detail	Price	VAT	Total
BT (February)	30.95	6.19	37.14
Clerk's Salary, February 2025	200.04	0.00	200.04
Bank Charges (February)	5.00	0.00	5.00
PFA Contribution FINAL	95.47	0.00	95.47
LALC Annual Training Scheme	100.00	20.00	120.00
LALC Annual Subscription	100.36	0.00	100.36
S137 Ingoldsby 1 st Brownies	278.75	0.00	278.75
TOTAL	710.57	6.19	716.76

- d) Members noted the record of reserves dated 7 March 2025.

Earmarked Reserves	
Elections	2244.20
Defibrillator	1,400.00 (fixed permanently)
Laptop	450.00
Community Improvements	4197.17
National Events	50.00
Earmarked reserves	8341.37
Unearmarked reserves	(434.25) per bank reconciliation

- e) Bank Reconciliation

Councillor Kenyon proposed that the monthly bank reconciliation for February to 7 March 2025 is accepted as a true and accurate record. The proposal was seconded by Councillor Searson and the motion was passed by unanimous resolution of the Council.

11) DATE AND TIME OF NEXT MEETING (25/087)

Wednesday 23 April 2025

Wednesday 21 May 2025 (APM/APCM)

Wednesday 2 July 2025

Wednesday 1 October 2025

Wednesday 19 November 2025

The Chair closed the meeting at 21.15pm