

Cheese and Wine event Fiskerton Village Hall Monday 1st December 2014

Rob Wall made an introduction to all present (approx. 70 residents). He explained that this event was to show the alterations to the Neighbourhood Plan for Fiskerton that will be submitted to West Lindsey District Council. He went on to point out changes made to the Plan following feedback from the previous public meetings with regard to the Neighbourhood Plan. He used the term 'genuine consultation' and asked all present to be honest with their opinion on the second draft of the plan so that the people responsible for the Neighbourhood Plan could address their concerns and meet the needs of the people of the Parish.

Paul Forman was then asked to speak on behalf of the Parochial Church Council to again highlight his piece in the Parish News pointing out that the Church Commissioners are totally separate from the Church of Saint Clement of Rome, Fiskerton, and that they are funded separately also (by the P.C.C., parishioners and grants from their patrons). He informed the meeting that 33 letters had been sent, or were on the agenda to be, within the church both objecting to the plan for Manor Paddock and asking for them to pull the rug so to speak. He made the point that the Church Commission are being sly by doing this over the Christmas period, and asked all present to send in separate objections to the Church Commission and West Lindsey District Council if at all possible as this would greatly help the cause.

The meeting was informed that the Neighbourhood Plan group have a template letter for anyone wishing to write or e-mail.

Stewart pointed out that there is at present a petition for people to sign against the plans. This currently has in the region of 300 signatures but at least a thousand are needed.

Bill then talked about the second draft. He highlighted differences made regarding feedback from the initial draft, and said that the document once finished and put in place, if voted for, would stand for 20 years. The figure 200 to 250 properties were mentioned as a guide from WLDC. This could happen anytime over the 20 year period or not at all. He talked about the consultation with 19 other bodies, (water companies, BT, etc.), before the parishioners are happy for the plan to become law. He again highlighted the importance of the Neighbourhood Plan which would give us some control over development in the village. Without it we have no control, some control is better than none at all.

Chris then told all present that the parishioners of Fiskerton have a huge fight on their hands with the Church Commission on the Manor Paddock issue alone. The District Council should have 5 years housing and it hasn't which is a serious problem. Paul Forman's letters are the first part of the battle and that a Battle Planning Committee could be an idea. Chris then went on to talk about the Community Infrastructure Levy. A levy that local authorities in England and Wales can choose to charge on new developments in their area (15% or 25% depending on whether a Neighbourhood Plan is in place or not). It is understood that it will come into force in April 2015, to make the whole planning process more transparent and change the ruling on Section 106 Agreements (Conditions of Planning). Due to this developers are rushing to get Planning Permissions in place before April 2015. Hence Neighbourhood Plans being needed more and more. Again Chris asked people to write and e-mail to object and reminded the meeting that templates were available if needed.

Rob then asked the meeting for any questions.

- A story was told about a farmer requesting a parishioner to move his car late one evening so he could get his tractor into a field. He then said he would need the car moving for a good few months every evening. - Rob sympathised with the resident but Fiskerton having a substantial farming community things like this happen.
- Corn Close is not suitable for the amount of vehicles a new development would attract. - Bill answered by saying the developer has to prove that the infrastructure is sufficient for a new development to proceed. And this is a very good reason why we need to get the Neighbourhood Plan approved. The Parish Council have very little control in these issues at the moment and with the adoption of a Neighbourhood Plan Fiskerton would have more protection in this area.
- How many houses will be built in the Corn Close area shown on the map?. - Bill again said that the council guidelines were 250 homes over a 20 year period. But until a developer shows interest and applies for Outline Planning Permission nobody will know exactly. - Rob stated that without a Neighbourhood Plan the number could be a lot more than 250.
- What is being proposed, if anything, for the extra traffic? - Rob said that he had spoken to planners and he had been advised to put a bypass (different options of large and small) in the plan. Rob was then asked is it in the plan and Bill answered yes it is. - Rob talked about the Parish Council plan for traffic calming with a permanent speed advisory sign with more than one mounting in the village, along with signage and the fact that data will be recovered from the device for possible appropriate action to be taken and research possibly leading to more traffic calming measures. Speed bumps and a one-way system were also talked about in light of the question asked. A parishioner pointed out that speed bumps are better than a one-way system. Bill suggested a roundabout as speed bumps are not permitted on a main through road and whilst the roads were unclassified they were still a main access through the village to Lincoln City. Adding that more people in the village after development and using the roads would mean more clout with planners for a roundabout or other traffic calming measures.
- Where will the bypass go? - Bill answered south of Ferry Road it would make a more direct route. But that will be a Highways Authority decision.
- Do the Church Commission want to have their cake and eat it? - Bill said I am sure you are right. Fiskerton residents must use all they can to ensure that the village does not become another Cherry Willingham (over developed). It is worth pointing out here that this statement got the most agreements of any of the evening, so a lot of people feel this way. Rob then went on to say that of all the land that the Church Commission have within the village to develop, the hardest nut to crack will certainly be Manor Paddock.
- Will there be building towards and including Short Ferry? - Bill At the moment there are no plans for building in between. If it ever happens building would be controlled by the normal Town and Country planning policies.
- As we have to prove that Manor Paddock is very much a needed and wanted piece of the village would it be better if it was taken over by the Parish Council and turned back into the sports field that it once was? - Rob agreed that if that was the case then the parish would have a lot more leverage. An application for Manor Paddock to be classed

as a green open space belonging to the village has been lodged with WLDC. A parish resident who had previously been a member of the Parish Council took the time to point out that the Parish Council had made several attempts at this very task. It was suggested on this thread that documented evidence be obtained from the Parish Council, if at all possible, for use in the fight for Manor Paddock.

- Will there be a sports and cricket field on Manor Paddock? - Rob answered with a reminder to everybody present that that question is for a long way into the future. Manor Paddock is not in the Parish Councils ownership at the moment and that is what we need to concentrate on the most presently. If the Manor Paddock area is retained for the village we will play it by ear and again listen to parishioners wishes for it. The village has access but Manor Paddock is a bit small for formal cricket with both houses and business around it to take into consideration. Lottery funding was suggested by a meeting member and they were told by Rob that unfortunately the lease on Manor Paddock was not long enough to qualify for a lottery funded grant. Chris then mentioned that a Community Asset Acquisition has been applied for Manor Paddock. He explained that in the Governments Localism Bill provisions are made by government to assist community organisations who wish to purchase assets of community value. The Neighbourhood Plan group are all desperately trying to provide evidence that Manor Paddock can be classed in this bracket and again anybody that could help in this area was asked to do so.
- Can you tell us the names of planners and any addresses to write to at WLDC to object? - Rob suggested Suzanne Fysh and told everyone that he had her e-mail address if anyone wished to object. - Bill reminded the meeting that time was of the essence as the Church Commissioners were being clever by applying for OPP over the Christmas period.
- Is it a bit silly to object at this stage as nothing has happened yet? - Bill said definitely not the more we complain the better especially to the Church Commission at this stage. He put it that the Church Commission complaints should be emotional based and West Lindsey District Council complaints be fact based but urged people to complain to both.
- The land south of Ferry Road is it owned by the Church Commission and has it been removed from the second draft? - At this point a member of the public shouted that the land was on a flood plain. - Bill answered that at the moment it was not up for development but it could be at a later date. The flood plain issue can be easily gotten over for a developer.
- Are there statistics available? - Rob answered yes, and was then asked what they were. Bill said they were the people that objected at the last meeting. Chris and myself pointed out that the Parish Plan questionnaire was a very good statistic to go by.
- Could we not reduce the number of houses on Corn Close and add opposite on the ridings? - Bill answered that the parish at previous meetings had expressed concerns that the village would end up like Langworth ribbon development with a straight through road with houses on either side with a school, pub and shop. And that this second draft had taken that and individuals wishes into account. The fact that Corn Close could not cope with the amount of traffic was again brought up and other access at both ends of the village was discussed, possibly next to the school or off Hall Lane.

- What about access to the school? - Both Bill and Rob confirmed that the school access could be moved as it was not the main entrance for the children but a secondary entrance and there is also a school entrance on Chapel Rise which is now used a lot.
- Are there any development plans on the land between Primetake and the beginning of Fiskerton village? - Both Bill and Rob stated that that land cannot be touched as it is in an exclusion zone for residential building and any other types of building would have to meet certain criteria due to the ammunitions testing that takes place at Primetake on a regular basis.
- The amount of houses proposed for the Corn Close area would mean that we could expect up to 200 extra cars a day at peak times and in between do you agree? - Bill answered that we could only point the developer in the direction of the land as a Neighbourhood Plan cannot specify access in or out, roads, types of housing, etc. The Parish Council might have a small amount of sway with this but not a lot, that is up to the builders. The planners are there to ensure that the builders adhere to regulations and they are made to jump through hoops to prove this point.
- What hoops are they? - Bill stated that the demand for particular housing is taken into account by planners. Traffic data and the effect the development will have on the village is also a consideration among many others.

Chairman of the Neighbourhood Plan Mr. Robert Wall then asked for a show of hands of those in favour, those against and those who wished to abstain. There was 1 against vote, 2 abstained and the rest voted for. It was carried as a for vote.

The Fiskerton Neighbourhood Plan group.

Robert Wall, William Roberts, Pam Smith, Christopher Darcel, Stewart Canner, Barry Canner, Paul Forman. Minutes taken by pam Smith.

2nd December 2014

Afterwards a meeting was arranged for Wednesday 10th December 2014 7.30pm at William Roberts home.