

**GREETHAM PARISH COUNCIL MEETING**  
**Minutes of Extraordinary Meeting on 12<sup>th</sup> August 2022 @ 6pm**  
**held at the Community Centre**

**Members Present:** Mrs J Denyer (JD) Chair, Mr D. Baker (DB), Mr P Hitchcox (PH), Ms J. Shelton (JS), Mrs J Isaac (Clerk)

2 members of the public attended

Ref	Item	Action
122/22	<b>Welcome and Apologies for absence</b>	
	Apologies were received and accepted from Ken Edward, Graham McKee and James Earl-Fraser.	
123/22	<b>Declarations of interest in items on the agenda</b>	
	Ann Jenkins disclosed an interest in the Planning Application on the agenda for discussion prior to the meeting.	
124/22	<b>Questions/Comments from members of the public</b>	
	The members of the public present at the meeting raised their concern regarding the new proposed entrance to 45-47 Main Street - Planning Application 2021/0418/LBA. The amount of vehicles potentially coming out of the entrance was foreseen as a problem which could cause an accident due to poor visibility. In particular, the vehicles already parked on the opposite side of the road would create further problems for vehicles exiting the entrance.	
125/22	<b>PLANNING</b>	
	<b>Consideration of Planning Application</b>	
	<p><b>Planning Application 2021/041/LBA</b>            Proposal: Existing 2 no. attached dwellings (45 &amp; 47 Main Street) to become one dwelling including restoration and refurbishment works. Restoration and refurbishment of existing outbuilding.            New dwelling proposed with ne access into site proposed from Main Street.            45-47 Main Street, Greetham</p> <p>There was a lengthy discussion covering what was raised by the members of the public about the suitability of the new access proposed from Main Street.            Members of the meeting reviewed the previous comments submitted by GPC submitted in May 2021.            This was updated to include additional comments</p> <p>All felt positively about the restoration and refurbishment works of the existing property.            There was unanimous agreement to SUPPORT the planning application with the following comments:</p> <ol style="list-style-type: none"> <li>1. Greetham Parish Council request sight of the RCC Highways Department Consultee response to the submitted Highways consultation document by the developer as we are concerned that the alternative entrance may cause additional issues.              We believe that the original entrance should be retained as the revised entrance appears to pose a greater safety risk for cars exiting Great Lane. Greetham Parish Council seek assurances that Highways have given proper consideration to the issue</li> </ol>	

	<p>of parked cars on Main Street. Developing the proposed new entrance way may compromise the integrity of the 18<sup>th</sup> Century Barn at number 43 Main Street.</p> <ol style="list-style-type: none"> <li>2. We expect RCC to get a dedicated listed building officer to ensure total compliance with all listed building regulations as this is an important listed building within the village. Could the Planning Officer confirm that the listed building officer will make regular site visits to ensure compliance to listed building regulations and be involved in approving design detail.</li> <li>3. The existing barn/garage on Main Street should be designated an annex to the existing cottage and a condition should be applied to any planning approval that this building could not be separated as another residence at a future date.</li> <li>4. Please can RCC confirm the new southern building will be within the line of development of the village.</li> <li>5. The capacity of the sewage drains are deficient and historically have caused backing up at this property. Information of this is available from Greetham Parish Council. Collapsing drains are evident all along Main Street.</li> <li>6. Caution should be taken to protect the biodiversity of this site due to it being a diverse habitat for many species including hedgehogs. We note that the bat survey has been undertaken and await the response from Leicester County Ecology consultees. The Planning Officer should ensure in conjunction with the forestry officer that all trees are protected as appropriate.</li> <li>7. We would seek assurance that RCC will ensure effective and proper traffic management during the development phase to ensure no disruption to traffic flow through Greetham.</li> </ol> <p><i>Clerk to enter response on the Planning Portal</i></p>	<p>Clerk</p>
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Meeting ended at 6.45pm