



# LEONARD STANLEY

P A R I S H C O U N C I L

Minutes of the Meeting of Leonard Stanley Parish Council held in Leonard Stanley Village Hall on Tuesday 4<sup>th</sup> March 2025 at 7.30 pm.

Present: - Councillors K Aldridge, R Bayliss (Chairman), J Bogdiukiewicz, C Connett, S Craddock, P Fawkes and S Lydon.

Also Present: - District Cllr Stephen Hyndside, Stuart Rackham, from Rackham Planning and 8 Members of the Public.

## **Presentation: Rackham Planning – Proposal for Development Near the Scout Hut with Six Self-Build Homes**

Mr. Stuart Rackham provided an overview of the proposed development near the Scout Hut.

**Q:** How do you define "affordable" in this context?

**A:** There are varying levels of affordability for self-build projects.

**Q:** How feasible is the self-build model?

**A:** The landowner will be responsible for essential infrastructure, such as sewage and roads, while buyers will be involved in the design of their homes within the designated parameters.

**Q:** During the construction process, who would the Council liaise with in the event of any issues?

**A:** Any concerns would be managed through Planning Conditions and enforced by the District Council.

## **Public Time:**

### **Public Concerns Regarding Planning Application S.25/0058/FUL – Lyndon Morgan Way**

Members of the public expressed their concerns regarding the planning application S.25/0058/FUL for Lyndon Morgan Way.

Cllr. Rob Bayliss provided a brief history of the site and outlined the Parish Council's involvement prior to the submission of the planning application.

Key concerns raised included:

1. The site is currently located outside the settlement boundary as defined in the Local Plan.
2. The original proposal by New Dawn Homes indicated access from Bath Road; however, the revised plans now propose access from Lyndon Morgan Way.
3. Objections were raised regarding the removal of the hedge along Lyndon Morgan Way to facilitate the new access, with concerns that a covenant may apply to its preservation.
4. Clarification was sought regarding sewage drainage and existing issues with the pumping stations.

**15/25. To receive apologies for absence:**

Apologies were received from Cllr Phil Herbert, District Cllr Marisa Godfrey and County Cllr Wendy Thomas.

**16/25. To receive Declarations of Interest in Agenda Items**

There were none.

**17/25. To approve the minutes of the Parish Council meeting held on Tuesday 4<sup>th</sup> February 2025**

<https://www.leonardstanley-pc.gov.uk/uploads/minutes-february-2025-15.pdf?v=1740074004>

*The minutes of the meeting were approved and signed as a true record.*

**18/25 Planning**

**a. To consider any plans received.**

i. S.25/0058/FUL Land Adjacent To Lyndon Morgan Way  
22 no. new dwellings, with associated roads & sewers.

*The Council agreed to submit comments outlining its concerns and to request the inclusion of several conditions should the Planning Application be approved.*

Link below to a copy of the Councils response:

<https://www.leonardstanley-pc.gov.uk/uploads/response-to-planning-application-lmw.pdf?v=1741120715>

ii. S.25/0274/HHOLD The Firs, Bath Road  
Erection of extensions.

*The Council agreed to support this application.*

**b. To receive a progress report from the Clerk on applications already responded to.**

**The following Planning application has been approved:**

S.24/2297/LBC Yew Tree Cottage, Church Road  
Installation of internal damp proofing.

**The following Planning applications are still pending:**

S.24/1165/FUL Land North Of Bath Road, Bath Road  
Erection of 34 low carbon dwellings including 10 affordable units, vehicular access off Bath Road, and associated public open space including a community orchard, landscaping and infrastructure.

S.25/0123/HHOLD 5 Church Road  
Erection of single storey rear extension.

**Amendment to the last planning report, the following plan was reported as approved when it was actually refused:**

S.24/1985/P3Q The Milking Parlour, Stanley Downton  
Conversion of agricultural barn to provide 1no. residential dwelling.

**19/25. To receive reports from the County and District Councillors**

District Cllrs Report for March:

<https://www.leonardstanley-pc.gov.uk/uploads/district-cllr-report-march-2025.pdf?v=1741025995>

Cllr Stephen Hyndside highlighted:

- The District Councils Strategic Plan.
- Second Homes Premium.
- Litter Champions.

County Cllr Wendy Thomas sent in the following written report:

<https://www.leonardstanley-pc.gov.uk/uploads/county-cllr-report-march-2025.pdf?v=1741111763>

**20/25. To receive the Clerk's Report.**

The report was sent to the Members prior to the meeting.

<https://www.leonardstanley-pc.gov.uk/uploads/clerks-report-march-2025-6.pdf?v=1740921987>

**21/25. Financial Issues**

**a. To authorise payments in accordance with the RFO Report.**

The Clerk sent the Members the March RFO Report prior to the meeting.

<https://www.leonardstanley-pc.gov.uk/uploads/march-rfo-report.pdf?v=1740922021>

*The Council approved the accounts for payment.*

**b. To consider taking out a contract with PATA for Payroll provision.**

The details of the service offered, the rationale for moving to such a service and a quote were sent to the Members prior to the meeting.

*The Council agreed to take out a contract with PATA for payroll provision and approved the quote.*

**c. To consider a quote for an annual contract for Pest Control on the Playing Fields.**

The details of the quote were sent to the Members prior to the meeting.

*The Council agreed to decline the quote.*

**22/25. To consider submitting a vote on the proposals by the Executive of GAPTC in regard to their recommendations to change the legal structure and name.**

*The Council agreed to abstain.*

**23/25 To receive reports from representatives on Other Bodies**

Cllr Rob Bayliss will be attending the District Council's Town and Parish Council's Forum.

**24/25. The date of the next meeting will be Tuesday 1<sup>st</sup> April 2025, at 7.30pm in the Village Hall.**

It was agreed the next meeting will be held at 7.30pm on Tuesday 1<sup>st</sup> April 2025 in the Village Hall.

There being no further business the Chairman declared the meeting closed at 9.05 pm.