

BEYTON PARISH COUNCIL

DRAFT Minutes of the Open Village Meeting held on Wednesday 8 August 2018 re Proposed Development of Stonemeade, Church Road, Beyton

PRESENT: Cllrs G Jones (Chair), A Alderton, J Clark, M Orsler and T Ridyard

In attendance: 32 Parishioners and Parish Clerk

1

Stonemeade, Church Road

Cllr Jones welcomed everyone to the meeting, which he opened by advising that the PC had first been made aware of the proposed development of Stonemeade, Church Road, Beyton on 20 July by a nearby resident advising that this dwelling was being developed for business use and, under the Freedom of Information Act, asked for details to be provided regarding the PC's knowledge in this regard. Cllr Jones stated that it would be much better for the village to receive information about this development in the form of a meeting rather than for there to be uninformed rumour and conjecture.

Upon checking, the PC had been unable to locate any communication (either from the local authority or any other body). Following contact with Dist Cllr Derrick Haley, it was ascertained that the work being undertaken at the property was to convert the accommodation from 5 bedrooms to 8 en suite. Building consent had been granted by an independent, authorised building control company (with approval having been granted on 8 June). This is understood to be an acceptable procedure for such works (established in 1984). One of the parishioners, who is herself a care worker, advised that such a development would be viewed as a normal home. She was familiar with the provider who is regarded as exercising high standards.

Cllr Ridyard outlined how, whilst there would clearly be a change of use from a private dwelling to a business, there was not thereby a planning category change requiring planning permission, as the multiple occupancy threshold was not exceeded.

It is planned to provide accommodation for 6 adults (of 18+ years) with special needs (some with autism spectrum disorder - severe learning difficulties). Support staff would be working 12 hour shifts; however, the number of care workers/shift is not known; no care workers would be living there. A member of the public advised that the two additional rooms (making 8 in total) are probably being built for use whilst room(s) are being prepared for new occupants and for a care worker occasionally sleeping overnight. There was no suggestion that Kisimul had broken any laws.

The conversion of this dwelling is being carried out by Kisimul School Holdings of The Old Vicarage, 61 High Street, Swinderby, Lincs LN6 9LU (Tel No 01522 868279, Contact: Mr Andrew Stevens, Director; Direct Dial: 01522 866019, email: enquiries@kisimul.co.uk)

Cllr Jones reported that Mr Stevens had been asked twice to attend this meeting, but had declined advising that he saw no need and that "it is not company procedure". Cllr Jones had also sought permission for him to visit the site (together with Mr Stevens). Mr Stevens said that he would check this request with his fellow directors and respond. No such response had been received.

Mr Stevens had advised Cllr Jones during their telephone conversation on 30 July that Kisimul's business at Stonemade is viewed by his firm as any other private dwelling and Kisimul, as responsible home owners, would work together with their neighbours to resolve any issues as they arise. He was happy to have his name and contact details passed on.

Those present agreed that it would have been helpful if Messrs Kisimul had been more open in their dealings with the residents of Beyton by providing more information, and some of those attending considered that this lack of engagement suggested that they had something to hide. Two PC members mentioned that there are a number of groups

	<p>in the village (e.g. Environmental Group, Village Association, The Church & Field of Dreams), which may provide a benefit for people with special needs. Communication is important. Efforts should again be made to seek Kisimul's attendance at a future meeting to make clear their plans. One resident stated that Stonemeade was a less than satisfactory location. It was also thought that there might be a problem of noise from the building. One parishioner had said that such individuals would present with very challenging behaviour and another parishioner, who is also a care worker, confirmed that it is not unusual for neighbours to be totally unaware of the nature of such homes and suggested that this is standard procedure.</p> <p>The Highways Department of SCC apparently does not consider that any increased movement of traffic would be generated by this use than that of a normal dwelling of five bedrooms.</p> <p>Cllr Jones advised that he was gratified with the number of parishioners attending the Meeting and provided printed contact details of Mr Stevens and the Kisimul organisation. He also commended them to contact Mr Stevens and put their questions directly to him.</p>	GJ
2	<p><u>Bridge over Stream on the Green</u></p> <p>Cllr Jones reported that this has now been found to be in a dangerous condition; quotation(s) are to be sought for the repair.</p>	GJ
3	<p><u>Pond</u></p> <p>Rougham Estate has kindly topped up the water level here and Mike Bauley had been approached to dredge the bottom of the pond to remove the silt.</p>	GJ
4	<p><u>Flooding</u></p> <p>Cllr Jones is arranging a meeting with the Floods team at SCC. In the meantime, the ditch near the Thurston Road is to be mechanically cleared of vegetation.</p>	
	The Meeting closed at 2030 hours	