

# Stoke Rochford & Easton Parish Council

Minutes of Stoke Rochford & Easton Annual Meeting of the Parish Council

Date: Tuesday 29th November 2022

Venue: Easton Walled Gardens 6-30 p.m.

Councillors present Cllr Fred Cholmeley  
Cllr Neil McCorquodale  
Cllr Martin Thompson  
District Cllr Cllr Ben Green  
District Cllr Cllr David Bellamy  
Clerk & RFO Mrs Emma Wilson

Also present Amanda Cogan, Chief Operating Officer, Magnavale Ltd  
John Edgoose, Site Manager, Magnavale Easton  
*(Amanda & John left the meeting at the end of agenda Item 3)*

## Open session

No parishioners were present.

<b>1. Chairman's Welcome Remarks</b>	
	The Chair welcomed everyone to the meeting and introduced Amanda Cogan and Mr John Edgoose from Magnavale explaining that Mr Edgoose had requested that himself and Amanda attend the meeting to address and take note of any issues being experienced by the parish regarding plans and construction at Burton Lane site.
<b>2. Apologies</b>	
	Received from Cllr Chris Gait, Cllr Sam Nadin, Cllr George McCorquodale and Cllr William Graham; reasons for absence were noted & accepted.
<b>3. Introduction to Magnavale - Amanda Cogan and John Edgoose</b>	
	<p>Amanda began by explaining that Magnavale have taken over the Easton Burton Lane site from GXO as they had decided not to go ahead with the planned development of the site. Amanda went on to detail that she is the Chief Operating Officer, Magnavale Ltd for Scunthorpe, Warrington, Chesterfield and Easton. Magnavale are a Warehouse and value-added services company. The companies at their sites manage and deal with their own hauliers.</p> <p>Amanda was asked what the throughput of vehicles may be over a 24hr period at the site post development and when that might be? Planned completion date is September 2024. Capacity booking would be 20 vehicles per hour, the site will operate 24/7, so potentially 480 vehicles in 24 hrs. Currently throughput is 150 to 200 per day. There are currently 145 employees with between 50 to 60 more employees to recruit (mainly engineers) as the site develops, recruitment will be from the local area.</p> <p>The Chair mentioned that the concern from a local perspective i.e. the parish itself, is the massive impact this development in particular the increase in HGV throughput will have on the local community and business. A specific concern would be a return to the problems of recent years with HGVs parking along the road in the vicinity of the site sometimes up to 24 hrs prior to entry.</p> <p>John Edgoose said confirmed plans for the future of the site only came in to play from Sept 2022. Plans in place to combat the parking currently are 'Banksmen' who are directing the movement of vehicles and plant on and around the site. Improved signage is planned from the main gate entrance to show where to go for McCain, Magnavale etc and to show waiting vehicles understanding of location for park up to await entrance to site. Currently there is 500 vehicle capacity though some of this is still currently used by GXO. There will ultimately be spaces for 750 units/vehicles on site. The HGVs that you see currently sometimes on the roadside are the visiting hauliers.</p> <p>The Chair expressed great concern at the 'near misses' already experienced by locals whereby HGVs just pull out of the exit without checking for other road users. Whilst Magnavale say this layout of entrance and exit will be vastly improved, we require some assurance that action will be taken on these issues now, as Sept 2024 is long way off. Amanda responded with confirming that the Banksmen have been in place just two weeks but are now on site 24/7 and they will ensure this is dealt with.</p> <p>John Edgoose stated that the original gatehouse was now utilised by McLaren (the construction company). Magnavale gatehouse is now further into the site and they can now accommodate up to 6 waiting vehicles.</p> <p>The Chair and Cllr McCorquodale highlighted concern however that despite these assurances and some extra HGV parking; with the increase in vehicle numbers there will inevitably be increased parking on the roadside. Magnavale were asked if there are plans to accommodate this with a waiting lane or indeed widening of the road? Amanda confirmed there were no future plans in place for this. The Chair queried a likely scenario of a stream of traffic coming south towards the A1 there will be a back up of vehicles as HGVs will not be able to turn across the traffic on the High Dyke B6403. It was queried why this was not discussed with Lincolnshire County Highways to look at provision of a shadow lane to turn right in to the site for the HGVs. In response Amanda asked for a contact at the County Council who she could speak to regarding this issue. Cllr Ben Green suggested Mr Rowan Smith, Area Highways Manager at Lincolnshire County Council and agreed to forward on Mr Smith's details to Amanda.</p>

	Further concern was raised by the parish council regarding the extremely bright lights that emanate from the warehouse site at night. Amanda was asked if this would be ongoing as it poses light pollution and is also quite dangerous approaching from certain routes giving the impression of oncoming vehicles. Amanda said she would ask about this and feedback, she commented that they are working 24/7 but she would enquire if there were any areas where lights can be switched off or dimmed. The Chair thanked both Amanda and John for coming to the meeting. Amanda requested that they may be able to attend a future meeting, the Chair agreed as appropriate and timing allowed. Amanda and John then left the meeting.																
<b>4.</b>	<b>Disclosure of interest in agenda items</b>																
	As previously disclosed on planning items. 9b & c Cllr G & Cllr N McCorquodale. Item 9e Cllr F Cholmeley.																
<b>5.</b>	<b>To approve Minutes of AMPC held on the 25th May 2022</b>																
	The draft minutes having been circulated prior to the meeting were agreed and proposed to be a true and accurate record. They were passed as approved by resolution of the Council and signed by the Chairman.																
<b>6.</b>	<b>Clerks Report</b>																
<b>a.</b>	<b>Bank Reconciliation to 28th Oct 2022</b> - Circulated to all prior to the meeting																
	Agreed as true and accurate record and approved by resolution of the Council and signed by the Chairman.																
<b>b.</b>	<b>Annual Governance and Accountability Return (update)</b>																
	Clerk confirmed AGAR all completed and published by the July deadline.																
<b>c.</b>	<b>Website Support (update)</b>																
	Clerk confirmed Mr Langford via LALC is now engaged to support for 2 years with contracted 10 hrs.																
<b>d.</b>	<b>Laptop Insurance (update)</b>																
	Clerk confirmed PC laptop had been added to the council insurance policy.																
<b>e.</b>	<b>Defibrillators – both sites (update)</b>																
	Confirmation from the clerk that both sited defibrillators, one at Stoke Rochford and one at Easton are now up and running. Clarification has now been had from community Heartbeat Trust that annual service agreement paperwork has been signed off. This means the annual subscription is payable on both sites (£151.20 per site) and is on the list for accounts to be paid this month.																
<b>7.</b>	<b>2023-24 Precept</b>																
	Having circulated relevant figures and documentation to all councillors preceding the meeting; the clerk confirmed and gave detail of obligations to end of 2022/23 along with detail of next years expected financial commitments. Detailed below.																
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	Total approx. outgoings for the year 2022/23=£5505. Estimate outgoings next year 2023/24 to be around £5000. There was discussion around this information and a precept for 2023/24 was agreed at £5250 and approved by resolution of the Council. <i>Action: Clerk to submit agreed precept request to SKDC before January deadline.</i>																
<b>8.</b>	<b>Correspondence</b> (circulated at time of receipt and documented for information)																
<b>a.</b>	<b>Nov 2022 Notification of essential safety maintenance work - A1 between Stamford and Blyth</b>																
<b>b.</b>	<b>Nov 2022 Grantham Southern Relief Road November 2022 Update</b>																
<b>c.</b>	<b>Sept 2022 Notification of temporary traffic regulation Order - Easton (Near Colsterworth) TTR002324.</b> LCC- Emergency 30mph speed limit Order - East of Easton Lane Bridge over River Witham, Bridge 28/09/2022 - 30/09/2022																
<b>d.</b>	<b>Sept 2022 Notification of temporary traffic regulation Order - Easton/Burton Le Coggles TTR001830.</b> Swallow Construction: Carriageway widening & alterations. Road closure Order - Burton Lane (Between B6403 High Dike & a point 500m East) 17/10/2022 - 13/11/2022																
<b>e.</b>	<b>Sept 2022 Temporary traffic regulation Order - Stoke Rochford TTR001547</b> Anglian Water. Village Street (Between 450m & 650m West of A1). 10/10/2022 - 12/10/2022																
<b>f.</b>	<b>Sept 2022 Anglian Water Lincolnshire Reservoir –</b> Consultation, comments welcome online till 21/12/22.																
<b>g.</b>	<b>Sept 2022 Interim Review of Polling Places -</b> Schedule of proposed changes – SKDC to discuss at meeting 24/11/22. Awaiting feedback.																
<b>h.</b>	<b>Aug 2022 Temporary traffic regulation Order - Stoke Rochford/Easton TTR001418</b> Road closure Order - Post Office Lane Period of restriction:29/08/2022 - 01/09/2022																
<b>i.</b>	<b>July 2022 Isaac Newton Ward Parish Council Summit</b> on Saturday, 6 August																

<b>9.</b>	<b>Planning</b> (circulated via email) – listed for record only		
<b>a</b>	<b>S22_1358 050722 Approval DECISION NOTICE Park Farm High Dyke_ Condition 5 window detail</b>		
	<i>Circulated for information</i>		
<b>b</b>	<b>S22_0332 310822 Application The Crewyards_Cringle Road_Stoke Rochford</b>		
	<i>Change of use from office space to form a hotel, including associated function rooms for weddings and events. Circulated for comments – Declaration of interest received from Cllr G &amp; Cllr N McCorquodale</i>		
<b>c</b>	<b>S22_0333 310822 Application The Crewyards_Cringle Road_Stoke Rochford</b>		
	<i>Change of use to form a hotel, including associated function rooms. Circulated for comments – Declaration of interest received from Cllr G &amp; Cllr N McCorquodale</i>		
<b>d</b>	<b>S20_1382 121022 Appeal Notification Retrospective Planning Stoke Rochford Hall Village Street Stoke Rochford Detached Marquee</b>		
	<i>Circulated for information - appeal to the Secretary of State against the Council's refusal of planning permission for:- Detached marquee (retrospective)</i>		
<b>e</b>	<b>S22_1988 131022 Discharge of Condition EWG The Square Easton</b>		
	<i>Circulated for comments – Declaration of interest received from Cllr F Cholmeley</i>		
<b>f</b>	<b>S22_2197 231122 Application Demolition Manufacturing Facility Christian Salvesen Ltd Burton Lane Easton (this is the old McCain building)</b>		
<b>10.</b>	<b>Accounts paid – June to Oct 2022 (approved and paid Oct 2022 listed just for documentation)</b>		
<b>a.</b>	Expenses only: - June to Oct 2022	£369.23	000439
	<b>Total</b>	<b>£369.23</b>	
<b>11.</b>	<b>Accounts for paid Nov 2022</b>		
<b>a.</b>	April, May back pay difference	£ 45.30	000440
<b>b.</b>	Clerk's Salary June, July, Aug 2022	£806.57	000441
<b>c.</b>	Clerk's Salary Sept, Oct, Nov 2022	£806.57	000442
<b>d.</b>	Expenses Nov 2022	£141.00	000443
<b>e.</b>	cancelled	cancelled	000444
<b>f.</b>	The Community Heartbeat Trust - Stoke Rochford & Easton Walled Gardens-Annual Support	£ 302.40	000445
<b>g.</b>	Parochial Church Council – Grass donation	£ 200.00	000446
	<b>Total</b>	<b>£2301.85</b>	
<b>12.</b>	<b>Clerks hourly rate – Action from May 2022 (to be discussed in closed meeting)</b>	Deferred to next meeting	
<b>13.</b>	<b>Next meeting dates</b>	Agreed; Tues 31 <sup>st</sup> Jan 2023 & Tues 28 <sup>th</sup> March 2023	
<b>14.</b>	<b>Unplanned AOB</b>	Unplanned update from Cllr Ben Green	
	Cllr Green stated that SKDC are responsible for about 3800 streetlights and are currently undergoing a programme of works changing all to LED bulbs. It is estimated that there is a 70% saving against the old orange type. SKDC has rising costs, most of that escalating utility bills. SKDC are reviewing ways of cutting costs. Cllr Green also noted that he is keeping a close eye on monitoring the refugee placements at Stoke Rochford Hall and he is happy to receive any feedback and reports on any local issues regarding this.		

There being no further business the meeting closed at 7-30 p.m.

Signed: Hard Copy with signature on file Date: 31/01/23  
Chairman, Stoke Rochford & Easton Parish Council