

Minuted (26/27/069) response to Planning Application S25/2284

Fulbeck Parish Council has reviewed the updated documents submitted as part of the re consultation for planning application S25/2284. Councillors have examined the revised drawings, the LCC Highways report, the drainage assessment, and all additional material published on the planning portal.

After careful consideration, the Parish Council concludes that no material changes have been made that address the concerns previously raised by the Council or the local community. The proposal remains fundamentally unsustainable, unsafe, and contrary to planning policy. All previous objections therefore stand in full, and the Council submits the following updated comments.

1. No Material Change to the Proposal

The updated drawings do not alter the layout, scale, or nature of the development. The site remains an open countryside location with no services, no safe pedestrian access, and no demonstrated need.

The Parish Council considers that the re submission appears procedural rather than substantive and does not resolve the issues identified by statutory consultees or the community.

2. Access, Highways Safety, and Visibility

LCC Highways has proposed works to the hedgerow to improve visibility at the existing access point. However, the fundamental safety concerns remain:

- The access lies on a narrow rural lane with a blind bend, historically deemed unsuitable for additional gateways.
- The speed survey recorded inbound vehicles exceeding 40 mph, confirming a continuing road safety hazard.
- Brant Road lacks safe pedestrian refuge, and verge management remains inadequate.
- The lane is not suitable for increased traffic movements associated with multiple families, large vehicles, and towing units.

The Parish Council maintains that the access remains unsafe and unsuitable, and the proposed visibility improvements do not overcome the inherent constraints of the road.

3. Drainage and Ground Conditions

Although a drainage report has now been submitted, it does not change the Council's position:

- The land is known locally to be waterlogged from November to March, including the southern roadside portion.
- The report does not demonstrate that year round residential occupation can be achieved without significant engineering works.
- The removal of the dew pond and hedgerow continues to raise concerns regarding biodiversity and water management.

The site remains unsuitable for residential development.

4. Cumulative Impact and Local Context

Fulbeck already hosts a large traveller site on Stragglethorpe Lane, Fulbeck (not Stragglethorpe village — a distinction that has caused confusion in past applications). This site is owned by the same applicant.

Councillors note:

- The Stragglethorpe Lane site is largely empty, with no indication of efforts to re-populate it.
- Former residents have evidently found alternative pitches and have not returned.
- There is no demonstrated need for additional pitches in Fulbeck.
- Approving a second site would double the traveller population within the parish, creating a disproportionate impact on a small rural community.

The cumulative impact remains unacceptable.

5. Crime, Safety, and Community Impact

The Parish Council is aware of:

- Ongoing disputes between groups associated with the Stragglethorpe Lane site and the Beckingham traveller community, reportedly resulting in serious criminal incidents.
- Recent police activity at the Bulby Lane site.

While planning decisions cannot be based on prejudice, public safety and community impact are legitimate planning considerations when supported by evidence.

Given the above, the Parish Council requests that Lincolnshire Police be formally consulted on the suitability of establishing an additional traveller site in Fulbeck, particularly in light of:

- The existing site being largely empty
- The applicant's ownership of both sites
- The recent serious incidents involving associated groups

This is a reasonable and proportionate request in the interests of public safety.

6. Landscape, Visual, and Environmental Impact

The proposal continues to introduce:

- Extensive hardstanding
- Close board fencing
- Loss of hedgerow
- Removal of a dew pond
- Visual intrusion into open countryside
- Harm to biodiversity, including protected species

No meaningful mitigation has been proposed.

7. Inaccuracies and Omissions

The application continues to contain inaccuracies relating to:

- Adjacent dwellings (there are three residential properties adjoining the site)
- Land use
- Boundaries
- Presence of protected species
- Drainage and service provision

These omissions undermine confidence in the robustness of the submission.

Conclusion

Fulbeck Parish Council considers that the proposed development remains:

- Unsustainable
- Contrary to SKDC Local Plan policies SP5, DE1, EN1, EN2
- Contrary to national guidance on rural development and traveller site provision
- Unsafe in highways terms
- Unsuitable in drainage terms
- Harmful to landscape and biodiversity
- Damaging to community cohesion and public safety
- Unnecessary, given the empty traveller site on Stragglethorpe Lane, Fulbeck

No material changes have been made to address the Council's concerns. The cumulative impact of hosting two traveller sites within a small rural parish is unacceptable.

For these reasons, Fulbeck Parish Council reaffirms its objection and urges the Local Planning Authority to refuse application S25/2284.

Fulbeck Parish Council

Budget Monitoring Statement as at 16 September 2026

	Budget	Actual	Forecast	Act vs Bud	Comments
Income					
Precept	£10,810.00	£10,810.00	£10,810.00	100%	
Wayleave	£28.00	£0.00	£28.00	0%	
Litter Grant	£460.00	£231.66	£463.32	50%	
Interest	£250.00	£102.82	£250.00	41%	
Training	£0.00	£24.30	£48.60		
VAT	£0.00	£0.00	£0.00		
Total Income (A)	£11,548.00	£11,168.78	£11,599.92	97%	
Expenditure					
S137	£400.00	£800.00	£800.00	200%	
Insurance	£360.00	£327.00	£327.00	91%	
Salary	£3,960.00	£1,981.41	£3,960.00	50%	
Expenses	£210.00	£55.20	£210.00	26%	
Admin	£150.00	£0.00	£150.00	0%	
Subs	£285.00	£244.04	£285.00	86%	
Auditor	£120.00	£99.00	£120.00	83%	
Training	£100.00	£45.00	£100.00	45%	
Bank Charges	£65.00	£35.00	£84.00	54%	
Election	£0.00	£0.00	£0.00		
Website	£100.00	£0.00	£100.00	0%	
Litter	£463.00	£0.00	£690.00	0%	
Play Area	£700.00	£254.56	£700.00	36%	
Grounds Maint	£1,200.00	£630.00	£1,600.00	53%	
Tree Works	£800.00	£0.00	£800.00	0%	
Defib	£200.00	£0.00	£200.00	0%	
Village Hall Grant	£1,000.00	£0.00	£1,000.00	0%	
I-Road Safety	£650.00	£0.00	£650.00	0%	
I-Biodiversity	£810.00	£371.28	£0.00	46%	
Technology	£330.00	£70.83	£330.00	21%	
VAT	£0.00	£274.33	£0.00		
Total Expenditure (B)	£11,903.00	£5,187.65	£12,106.00	44%	
Cash Book Balance (A-B)	(£355.00)	£5,981.13	(£506.08)		

Opening Balances:

£24,503.46

Initials	Date	Name
	17/09/26	JUNE HUTCHINSON

Reserves as at 16 September 2026

Total Cash Reserves (To Date)

£24,503.46

Aim

General Reserve c/f

£6,216.25

£3,000 min excl elections

Elections

£3,000.00

£3,500 reserve)

Initiatives

£6,740.00

£3,000

Room Hire

£300.00

£7,550

Tree Works

£700.00

Clock

£110.00

Grounds Maint

£180.00

Training

£80.00

Litter Picking

£690.00

Forecast Expenditure

£6,487.21

Fulbeck Parish Council

Ordinary Parish Council Meeting on 17 September 2026

Accounts For Payment Report (Larger than £0.00)

Report run on 16 September 2026 15:49

1. Date / Signature:

2. Date / Signature:

P.B. HUGHES

Date Raised	Date Paid	Detail	Reference	Receipts	Net	Tax	Total
15/07/2026	20/07/2026	Viking Signs - Verge signage (VAT 684311436)					
17/07/2026	20/07/2026	Ultimate One - Verge signage (VAT 238884655)	Proforma D1314		£229.28	£45.86	£275.14
27/07/2026	27/07/2026	Transfer from Current	INV-8788		£142.00	£28.40	£170.40
31/07/2026		NKDC - Tree Inspection	0		£2,000.00		£2,000.00
05/08/2026	01/09/2026	BDG - Grounds maintenance	IN00089505		£59.50	£11.90	£71.40
16/08/2026	01/09/2026	SLCC - Subscription fee x 20percent	BDG24_2548		£90.00	£18.00	£108.00
31/07/2026	31/07/2026	Bank charge	MEM259614-4		£50.60		£50.60
01/09/2026		BDG - Grounds maintenance	Jul 26		£7.00		£7.00
04/09/2026		PlaySafety - Annual play equipment safety check	BDG24_2602		£90.00	£18.00	£108.00
31/08/2026	31/08/2026	Bank charge	101572		£170.00	£34.00	£204.00
			Aug 26		£7.00		£7.00