

LAXTON PARISH COUNCIL

www.laxtonpc.org.uk

Clerk: Alan Bravey, 3 Ruskin Way, Brough, East Riding of Yorkshire, HU15 1GW
Telephone: 07932 016856 Email: laxtonpc@btinternet.com

29/11/2018

To: All Members of the Council

You are summoned to attend the meeting of **Laxton Parish Council** that will be held at the Village Hall, Station Road, Laxton, DN14 7TW at 7pm on **Wednesday 5 December 2018**, to transact the business set out below. Members of the public and press are welcome to attend and may address the Council during the public participation section.

Yours sincerely



Clerk to the Council

A G E N D A

- 1) To receive apologies for absence
- 2) To record declarations of interest by any member of the council in respect of the agenda items below.
- 3) To receive and sign the Minutes of the Parish Council Meeting, held on Wednesday, 24 October, 2018 as a true and correct record
- 4) Public Participation - to temporarily suspend the meeting in order to receive any other questions from the public.
- 5) To agree to reconvene the meeting following temporary suspension.
- 6) To receive an update from Ward Councillors
- 7) To receive an updated from the Parish Clerk and Parish Councillors
- 8) To discuss the following correspondence:
 - Resident, Update on safety concern at the level crossing; Network Rail advised that crossing staffed and lowered when safe to do so.
 - ERYC. Request for topics for ERYC Scrutiny Panels
 - ERYC, Invite to take part in East Riding Local Plan Review

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- YW & ERYC, Advising that their teams are investigating concerns raised by Parish Council.
 - ERYC, Planning Approval, Saltmarshe Hall, Change of use of existing bedrooms (Sui Generis) to hotel (C1)
 - ERYC, Tax Base Advice - The provisional 2019/20 tax base for Laxton Parish Council is 122.8 Band D equivalent properties.
 - Humberside Police, Newsletter
 - Kiplin Parish Council, Speeding Traffic
- 9) To consider planning application at Saltmarshe Hall, Proposed refurbishment and alterations to part of existing Lower Ground Floor in relation to the installation of new WC facilities
- 10) To receive an update from Cllr Goulden on the ERNLLCA Conference
- 11) To consider items for the Christmas Newsletter
- 12) To consider the potential for a Parish Whatsapp Group
- 13) To discuss highways, dykes and drains
- 14) To approve the budget for 2019/20 and agree the precept demand
- 15) To approve the schedule of accounts for payment
- 16) To receive notice for items for inclusion on the 23rd January 2018 meeting.

LAXTON PARISH COUNCIL

7.00pm 24 October 2018

PRESENT: Councillors Bray, Collins, Goulding, Moore, Sweeting and Yarrow.

Ward Councillors: Councillor Bayram

Clerk: Alan Bravey

Apologies were received from Councillor Goulden.

The Parish Council met at Victory Hall, Laxton.

132/18 - **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS** – There were no declarations.

133/18 - **MINUTES OF PREVIOUS MEETING – Resolved** – That the minutes of the meeting held on the 26 September should be amended to resolve the typographical error at 126/18 and then should be accepted as a correct record and signed by the Chair.

134/18 – **PUBLIC FORUM**– There were no members of the public present.

135/18 - **WARD COUNCILLOR UPDATE** – Councillor Bayram provided an update from the Ouse and Humber Drainage Board on the pumping station works. Network Rail were visiting all local Parish Councils regarding the rail improvements. There was still no certainty around works at Staddlethorpe.

136/18 - **CORRESPONDENCE - Resolved** – (a) that the following correspondence should be received by the Council:

- i. ERYC, Invite to Parish Transport Champion Meeting
- ii. O&HDB, Consultation on Definitive Maintenance Plan
- iii. ERNLCCA, Newsletter
- iv. Resident, Noise complaint
- v. Resident, Comment about safety on railway
- vi. ERYC, Road closure route for level crossing works
- vii. ERYC, Anti Social Behaviour Information
- viii. East Riding Rural Partnership, meeting invite
- ix. ERYC, Update on Car Parking at Church Close
- x. York Fringe Review, Offer of touring play
- xi. ERYC, Hedge Cutting Skelton
- xii. ERYC, Traffic Management
- xiii. ERYC, Dead Tree on Back Street to be addressed

b) that the Clerk would provide comments back to the O&HD on their definitive maintenance map and forward the play information to the Village Hall c) that Councillors

would encourage any residents with noise complaints to contact ERYC noise team for advice and support.

137/18 - **PLANNING APPLICATION FOR CHANGE OF USE FROM BEDROOMS TO HOTEL, SALTMARSHE HALL - Resolved** – That the Parish Council had no objections to the application.

138/18 – **BATTLE’S OVER COMMEMORATIONS** – The national timetable for WW1 commemorations were 1855hrs Last Post Played by Bugle, 1900hrs Beacon Lighting and 1905 Church Bells Sound. It was not clear whether the Parish Council could locate a bugle player, but it was agreed that the Parish Beacon would be lit and St Peter’s Church had agreed to sound the bells.

Resolved – (i) that Councillor Bray would arrange for the Beacon to be filled and lit, (ii) that Councillor Yarrow would liaise with the Church Warder and support her in ringing the bells (iii) that a wreath would be ordered from the British Legion, (iv) that the Clerk would enquire a bugle player through social media and other channels (v) Councillor Bray would arrange for poems to be read at the Beacon and (vi) that the event would be advertised.

139/18 – **COMMON LAND** – The Clerk had inspected the Common Land Register following recent resident enquiries. The only register common land in the Parish was at Balkholme Drain.

Resolved – That details of common land would be shared in the next Village Newsletter.

140/18 – **BONFIRE NIGHT CELEBRATION GRANT**– **Resolved** – that the grant request from Laxton Victory Hall for £300 would be approved subject to submission of the Village Hall accounts, as required by the grant application process, and clarification that the funding was to support entertainment.

141/18 – **LOVELAXTON.COM WEBSITE** – **Resolved** – That the Clerk would approach a local graphic designer for costs for logo and promotional material to support the website.

142/18 – **O&HDB PUMPING STATION OPENING** – Councillor Bray reported that he had attended the official opening of the pumping station. The scheme was very impressive and the two pumps were each capable of pumping 2000 litres a second. The Drainage Board had advised that a further stage of the project would involve improving all the dykes in the area over the next 3 years, which would include address the gradient at the Laxton Drain. ERYC were currently clearing the culvert at Laxton and Eastington drains.

143/18 – **HIGHWAYS, DYKES AND DRAINS - Resolved** – i) That the Clerk would check with ERYC / Yorkshire Water that appropriate permissions had been granted for the installation of the new drive at 6 St Peters Lane so close to the Yorkshire Water sewer and water main ii) that O&HDB would be asked again to clear the dyke that runs into Laxton

Drain, at the end of Chapel Lane and iii) dangerous trains at Carr Lane and Jubilee Avenue would be reported to ERYC.

144/18 **ACCOUNTS FOR PAYMENT – Resolved** – That cheques should be signed to pay the following accounts:

- i. Clerk Salary, £89.46
- ii. HMRC, PAYE £60.00
- iii. ERNLLCA Conference Fees £108
- iv. Laxton Victor Hall, Bonfire Night Grant £300

145/18 **ITEMS FOR NEXT AGENDA – Resolved** – the next Parish Council meeting would take place on the 5th December at 7pm.

SIGNED:

DATE:

Laxton Parish Council Correspondence Record

20 October to 25 November

The Clerk will circulate correspondence when considered appropriate. If Councillors would like to see a copy of correspondence that has not been circulated, please notify the Clerk on laxtonpc@btinternet.com on 07932 016856.

Date Received	Attached?	From	Purpose of Correspondence
26 October	N	Resident	Update on safety concern at the level crossing; Network Rail advised that crossing staffed and lowered when safe to do so.
6 November	N	ERYC	Request for topics for ERYC Scrutiny Panels
6 November	N	ERYC	Invite to take part in East Riding Local Plan Review
13 November	N	Yorkshire Water	Advising that their Developer Services team investigating concerns raised by Parish Council.
14 November	N	ERYC	Planning Approval, Saltmarshe Hall, Change of use of existing bedrooms (Sui Generis) to hotel (CI)
19 November	N	ERYC	Tax Base Advice - The provisional 2019/20 tax base for Laxton Parish Council is 122.8 Band D equivalent properties.
20 November	Y	Humberside Police	Newletter
21 November	N	ERYC	Planning Application, Satlmarshe Hall, Proposed refurbishment and alterations to part of existing Lower Ground Floor in relation to the installation of new WC facilities

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

The Proposal

- 6.01 This assessment has been prepared in connection with the proposals to conserve the fabric of the lower ground floor in this location in the north east portion of the house through conservation repairs and treating damp issues and to install guest toilets with associated sanitary fittings and servicing here to serve the wedding guests at the B&B. The current facilities within the building do not provide adequate provisions for large wedding parties. The proposed works are limited to rooms located in the north east part of the lower ground floor and concern the refurbishment and/or redecoration of rooms currently used as storage spaces and converting them into WCs for use by guests.
- 6.02 The assessment below is based upon proposals by Powell Tuck Associates, which have been informed in part by the investigations by Hutton and Rostron into damp and decay affecting the lower ground floor. The proposals have evolved following a pre-app consultation with East Riding of Yorkshire Council and technical advice from SPAB in dealing with damp issues. The drawing package by Powell Tuck Associates has been consulted. The drawings comprise:
- 2540 PL-001_rev PL5 Location Plan.
 - 2540 PL-002_rev PL3 Lower Ground Floor Plan c.1974.
 - 2540 PL-003_rev PL3 Existing Lower Ground Floor Plan.
 - 2540 PL-004_rev PL3 Proposed Demolition/Soft Strip to Lower Ground Floor Plan.
 - 2540 PL-005_rev PL3 Proposed Lower Ground Floor Plan.
 - 2540 PL-014_rev PL2 Existing (LG13) Lobby & Stair Elevations.
 - 2540 PL-015_rev PL2 Existing (LG14) Food Prep Room Elevations.
 - 2540 PL-016_rev PL2 Existing (LG15) Wine Store Room Elevations.
 - 2540 PL-017_rev PL2 Existing (LG17/LG18) Store Room Elevations.
 - 2540 PL-018_rev PL2 Existing (LG19) Corridor Room Elevations.
 - 2540 PL-019_rev PL2 Demo/Strip Out (LG13) Stair Lobby Room Elevations.
 - 2540 PL-020_rev PL2 Demo/Strip Out (LG14) Food Prep Room Elevations.
 - 2540 PL-021_rev PL2 Demo/Strip Out (LG15) Wine Store Room Elevations.
 - 2540 PL-022_rev PL2 Demo/Strip Out (LG17/LG18) Furniture Store Room Elevations.
 - 2540 PL-023_rev PL2 Demo/Strip Out (LG19) Corridor Elevations.
 - 2540 PL-024_rev PL2 Proposed (LG13) Lobby & Stair Elevations.
 - 2540 PL-025_rev PL2 Proposed (LG14) Disabled/Family WC Room Elevations.
 - 2540 PL-026_rev PL2 Proposed (LG15) Mens WC Room Elevations.
 - 2540 PL-027_rev PL2 Proposed (LG17/LG18) Furniture Store Room Elevations.
 - 2540 PL-028_rev PL2 Proposed (LG19) East/West Corridor Room Elevations.
 - 2540 PL-029_rev PL1 Lower Ground Floor Plan Sub-Floor Void Key Proposed.
 - 2540 PL-030_rev PL2 LGF Photo Sheet 1_LG13
 - 2540 PL-031_rev PL2 LGF Photo Sheet 2_LG14
 - 2540 PL-032_rev PL3 LGF Photo Sheet 3_LG15
 - 2540 PL-033_rev PL3 LGF Photo Sheet 4_LG17 & LG18
 - 2540 PL-034_rev PL3 LGF Photo Sheet 5_LG19
 - 2540 PL-036_rev PL2 Large Scale Location Plans.
 - 2540 SK001/24-10-18 Proposed Ventilated Membrane Detail Behind Wainscoting to LG19.
 - 2540 SU002_rev PL3 Existing Site Plan
 - 2540 SU003_rev PL3 Existing [Whole House] Lower Ground Plan
 - 2540 SU004_rev PL2 Existing [Whole House] Ground Plan
 - 2540 SU005_rev PL2 Existing [Whole House] First Floor & Mezzanine Floor Plan
 - 2540 SU006_rev PL2 Existing [Whole House] Roof Plan
 - 2540 01002_rev PL2 Proposed Site Plan
 - 2540 01003_rev PL4 Proposed [Whole House] Lower Ground Plan
 - 2540 01004_rev PL1 Proposed [Whole House] Ground Plan
 - 2540 01005_rev PL1 Proposed [Whole House] First Floor & Mezzanine Floor Plan
 - 2540 01006_rev PL1 Proposed [Whole House] Roof Plan

Impact Upon the Listed Building

6.03 The table and paragraphs below assess the heritage impact of the proposals upon the significance of Saltmarsh Hall and the contribution that these lower ground floor spaces make to that significance.

Proposals	Fabric Affected	Heritage Impact
<p>Damp remedial works:</p> <ul style="list-style-type: none"> ▪ Where possible all modern cementitious renders will be removed internally and externally. ▪ Where possible modern concrete flooring and DPMs to be lifted and if in good condition original stone flooring below to be exposed. ▪ External renders breaching original slate DPC to be removed and where possible external ground level to be lowered to a minimum of 150mm below DPC. ▪ When the house was originally constructed subfloor voids were formed below some lower ground floor rooms. This has been confirmed through initial borescope surveys and by subsequent lifting of existing floor slabs. They are probably part of an original sub floor drainage or damp control system. Where they occur the intention is to utilise them to route existing and new services with any damaged/defective stones also renewed. ▪ All existing wainscoting boarding to be recorded and carefully set aside for repair / copying. ▪ Woodwork to windows, doors etc to be recorded, disassembled and stripped of impermeable paint finishes, repaired and replaced as necessary. ▪ Reinstated doors, wainscoting and walls within the WC enclosures to include a ventilated membrane detail in order to prevent damp building up behind and causing further damage to historic fabric. ▪ Modern and defective renders and paints to be removed from the walls and vaults where indicated on the drawings, ideally back to substrate with exposed original masonry walls to be made good as necessary. ▪ Analyse sample of the existing plaster/render and monitor current moisture/salt content to inform specification of replacement plasters/renders, and benefit or need for a poultice to assist with drawing out of moisture/salts. If salt/moisture levels are high then an encapsulating/ventilated finish may be preferable to a breathable/moisture resistant plaster. ▪ Paint finishes to be breathable. 	<p>19th century woodwork positively contributes to the significance of the listed building.</p> <p>Existing plaster/render and existing floor surfaces – where historical – positively contribute to historical character and authenticity and therefore positively contribute to significance.</p> <p>Late 20th century windows are of neutral or negligible significance given their recent date.</p> <p>Concrete floors and cementitious renders are detrimental to visual character and contribute to damp issues and are thus detrimental to the significance of the listed building.</p>	<p>Moderate-High Positive Heritage Impact</p> <p>The work is needed as ongoing damp issues require rectification. This work is essential to the long term survival and sustainability of the historic fabric and is part of keeping historic buildings in use and arresting further deterioration.</p> <p>The proposals have been carefully considered and respond to advice from the LPA Conservation Officer and SPAB’s technical advice team in order to best preserve the existing fabric and character while ensuring the spaces meet the operational needs of the business.</p> <p>Given the long-standing chronic damp issues with associated loss of fabric, these proposals will address this and repair and conserve all salvageable historic fabric. Like for like replacements will be utilised where the fabric is beyond repair. This maintains the historic character and material type.</p> <p>The character of the spaces and their visual historical integrity will be enhanced by the rationalisation of services as part of a house wide services strategy and by hiding services within sub-floor voids where these survive, rather than as surface mounted conduits/pipes/cables etc attached to walls and ceilings as at present.</p>

Proposals	Fabric Affected	Heritage Impact
<p>Stairwell LG.13</p> <ul style="list-style-type: none"> ▪ Remove the modern timber panelling that separates stairwell from the lower ground floor lobby. ▪ Remove modern radiator and service installations as part of the global house service strategy. Relocation and repositioning, if necessary to more discrete locations. A new replacement radiator is to be installed. Services to be routed in the under-floor void wherever possible. ▪ Following repairs/like for like replacement of existing wainscoting, continue this boarding (with matching timber board detail) along east wall beneath internal window, terminating beneath landing of existing stair. ▪ Repair internal window as necessary. ▪ New decorative works and finishes using breathable paint finishes. 	<ul style="list-style-type: none"> ▪ Timber partition of negligible significance as introduced here since 1974 survey and cuts across earlier features creating poor junctions/integration and compromising original room volume. ▪ Radiator has neutral heritage significance. Existing overhead service installations are generally visually intrusive. ▪ Wainscoting is a later introduction, but contributes to the historical character of the space. 	<p>Positive Heritage Impact</p> <p>Restores the original volume of this space and its visual integrity and removes/reduces unsightly modern servicing. Repairs and making good works are part of the sustainability of the historic fabric. Continuing the wainscoting gives a more coherent and united visual character.</p>
<p>Store Room (Disabled / Baby Change WC) LG.14</p> <ul style="list-style-type: none"> ▪ Create disabled and baby change facilities and strip out modern fittings, services and installations in what is currently a food preparation area. Install new associated services and drainage in relation to the new WC works. ▪ Install new WC cubicles, doors and sanitary ware, drainage etc with associated separation layer, redecoration works and new lighting and mechanical ventilation. ▪ Replace defective timber and window glazing making good the internal window and door/door frame. 	<p>No significant historic fabric will be lost. The sink, fittings and plumbing were installed post-2012. Patch repair to wall renders and brick vaulting and rot to the door frame due to damp ingress has compromised visual historical character and integrity.</p>	<p>Neutral Heritage Impact Overall</p> <p>No significant historic fabric capable of repair and reuse will be lost, the historic character of the space, including existing floor surface, is preserved. Unsightly overhead modern servicing will be discretely sited under floor, where possible.</p> <p>The proposed new sanitary ware, partitions etc will be visible changes but are fully reversible. Furthermore, the proposed vertical boarding to the new WC enclosures/doors accords with a simple service character, appropriate to this lower ground floor location.</p>
<p>Store Room (Men's WC) LG.15</p> <ul style="list-style-type: none"> ▪ Strip out modern fittings, services and installations in what is currently a wine store. ▪ Install associated services and drainage in relation to the new WC works. New and existing services to be sub-floor. ▪ Replace defective timber to door/door frame and window glazing and make good. New slim unit double glazing to be installed to window, which is to be refurbished in line with specialist recommendations. Entire window to be replaced with new or similar appearance if existing timbers found to be unserviceable. ▪ Existing external lightwell to be cleared of debris and masonry surround made good. ▪ Existing security bars to be repaired, as required and applied with new decoration. 	<p>No significant historic fabric will be lost. The window is either entirely or partially post-1974 and is in very poor condition. Modern renders have been applied to walls and vaults and the existing door frame is rotting at the base due to damp issues. Modern pipework on the ceiling compromises the internal character.</p>	<p>Neutral Heritage Impact Overall</p> <p>No significant historic fabric capable of repair and reuse will be lost, unsightly overhead modern servicing will be discretely sited under floor where possible.</p> <p>The proposed new sanitary ware, partitions etc will be visible changes but are fully reversible. Furthermore, the proposed vertical boarding to the new WC enclosures/doors accords with a simple service character, appropriate to this lower ground floor location. It matches that proposed to LG.14 in order to ensure that the</p>

<ul style="list-style-type: none"> Install new WC cubicles, doors and sanitary ware with associated separation layer, redecoration works, new lighting and mechanical ventilation. 		<p>design aesthetic remains simple and restrained.</p> <p>Refurbishment to fabric e.g. the lightwell and security bars is a positive heritage gain (to historic fabric and visual appearance respectively).</p>
Proposals	Fabric Affected	Heritage Impact
<p>Store Rooms (Women's WC) LG.17 & LG.18</p> <ul style="list-style-type: none"> Strip out modern fittings, services and installations from these store rooms. Retain the existing stone perimeter shelf <i>in situ</i> with adaptations so that it can serve as a vanity unit for the new wash hand basin installations. Replace defective timber and window glazing. New slim unit double glazing to be installed to existing window once refurbished or entire window to be replaced with new of similar appearance if existing timbers found to be unserviceable. Existing door between LG.17 & LG.18 to be removed, stored and reused within the altered opening. The original frame has rotten away and the door likely requires refurbishment before it is rehung. The opening is to be widened. Existing external light-well to be cleared of debris and masonry surround made good. Existing security bars to be repaired, as required and applied with new decoration. Install associated services and drainage in relation to the new WC works. Install new WC cubicles and doors with associated redecoration works and separation layer. Installation of new lighting, splashback tiles, a heater and mechanical ventilation to WCs. New simple vertical boarded door to LG.16, which is to remain disused due to chronic damp issues. 	<p>The perimeter shelving/stone worktops are historic, probably original to the room when it was used as a larder/cold store and are a significant feature. The window is likely part of the 1970s or later renovations and has limited, if any, significance. It is in very poor condition.</p>	<p>Negligible Adverse Heritage Impact</p> <p>Various options for reusing the room as women's WCs have been assessed before arriving at this solution. This option is considered to be the least harmful to the historic fabric as it offers the potential to retain all salvageable historic fabric. The stone worktops and masonry piers will be retained in position as a vanity unit (with only minimal alterations required for the new wash hand basin installations). This provides a new functional use allowing the historic fabric to be appreciated. It will require the slabs to be adapted to allow plumbing installation.</p> <p>The principal heritage impact is the widening of the existing opening between the two spaces. This is required to allow movement of people and is a modest alteration as both the dividing wall i.e. floor plan/circulation and the existing door will be retained.</p> <p>The new WC enclosures continue the simple design aesthetic proposed for the others in LG.14 & LG.15 i.e. vertical boarded doors and panelling suitable for a simple lower ground floor space.</p>
<p>East / West Corridor LG.19</p> <ul style="list-style-type: none"> Strip out modern fittings, services and installations. Missing door leaves to be replaced with new. All details to match surrounding doors in LG.19. Existing timber frame and door leaf to be made good. Install associated new services in relation to the proposed works and install new lighting and ventilation. Wainscoting boards to be conserved and defective timbers replaced on a like for like 	<p>No salvageable historic fabric will be lost. The visual integrity and historical character of the wall plaster has been compromised by modern patch repairs and erosion at base of walls due to damp issues. The wainscoting and other timework to earlier skirting and door architraves has been partially lost and</p>	<p>Positive Heritage Impact</p> <p>The historical character of this space has been eroded from loss of fabric due to damp/rot and installation of a high level of modern servicing.</p> <p>The proposals will result in a positive heritage impact as they will reinforce and enhance the historical character through the widespread conservation works, replacement of missing sections of door leaves/architraves and wainscoting with like for like work</p>

<p>basis before being reinstalled with a separation layer.</p> <ul style="list-style-type: none"> ▪ New decorative works and finishes to include breathable paint. 	<p>where it survives is compromised due to damp issues but is nevertheless significant as part of a 19th century scheme. Intrusive services such as insulated heating pipes and surface mounted electrical wiring and junction boxes compromise the historical quality and visual legibility of the space.</p>	<p>and removal of redundant modern servicing.</p>
<p>LG.21 & LG.23</p> <ul style="list-style-type: none"> ▪ Remove modern cement renders from base of external wall where breaching DPC. Reduce external ground level to courtyard perimeter by minimum 150mm below slate DPC. ▪ Remove existing concrete finish to floors and DPM below to expose original flagstone floor beneath. 	<p>The concrete floor finish internally and cement renders are detrimental to the character of the historical spaces as they obscure original York stone floor finishes and plaster renders. They are also non-breathable finishes that therefore exacerbate damp issues at the lower ground floor, especially when bridging the DPC.</p>	<p>Positive Heritage Impact</p> <p>The removal of inappropriate modern concrete finishes is part of addressing damp issues and therefore an important part of conserving the historic fabric. Assuming that the stone floor finish within these rooms is in good condition, exposing this to view will enhance the historical character of the spaces, and their original design intention and is therefore a beneficial change.</p>

6.04 The proposed works can be summarised as follows:

- General damp remedial works to lower ground floor to be implemented to address the damp issues identified by specialists Hutton & Rostron.
- Services appraisal and strategic plan for the proposed works with existing intrusive services to be stripped out and replaced with new rationalised servicing, that will be hidden within sub-floor voids wherever possible.
- Installation of new WC facilities to rooms LG.14, LG.15, LG.17 and LG.18 and associated new plumbing, ventilation and lighting.
- Installation of new or refurbished windows and internal doors with refurbishment the preferred option wherever possible.
- Refurbishment of existing service stair from lower ground floor to ground floor.

6.05 The proposals have evolved in the following ways following discussions with the LPA:

- Omit proposed damp remedial works to the subfloor and wall linings as proposed by Britannia as they result in a greater visual change.
- Remove all internal and external cementitious renders where possible and replace with traditional breathable alternatives.
- Where possible all impermeable paint finishes to be removed (this includes to woodwork) and replaced with breathable alternatives.
- If possible modern concrete layers to be removed from floors to expose original stone finishes.
- Damaged and salt impregnated plasters/renders to be removed to expose substrate (samples taken for analysis prior to removal to assist specification of replacement finishes). Exposed substrate to have poultice applied to assist drying out. Substrate to be assessed to determine salt/damp levels and final finish adapted to suit results.
- Wainscoting to be repaired and re-installed with ventilated membrane behind.
- New WC installations to include ventilated membrane where positioned against walls.
- Amended layout proposed to women's WC in order to retain all of the existing stone slab *in situ*.
- Level 3 Historic Building survey to be undertaken prior to works commencing.

- 6.06 The proposals therefore incorporate the following principles in order to minimise heritage impacts and maximise enhancement:
- Hiding new servicing under the current floor surface. Although historical, the flagstones will need to be lifted as part of remedial damp works and this provides an opportunity to also install and hide services as part of these works. The flagstones will be recorded and relaid.
 - Removing visible cabling, trunking and service ducting as much as possible and rationalise services in order to reduce visual impingements.
 - Retaining the existing floor plan and circulation with new WC partitions to be lightweight, fully reversible interventions with a traditional service character suitable to a lower ground floor service area.
 - Retaining all of the stone shelving slabs set on brick piers in LG.17 & LG.18 through adaptive reuse.
 - Continuing to expose the existing walling, flooring and ceiling fabric in as many spaces as possible in order to maintain the traditional character.
 - Retaining the existing staircase, historic panelled doors and dado rail with panelling, refurbishing where necessary.
 - Reinstating and repairing wainscoting where this has been removed/damaged due to damp issues.
 - Removing unsympathetic modern insertions, such as the folding screen by the stairs and modern servicing.
 - Undertaking a Level 3 historic building survey and record in order to record the spaces prior to any change.
- 6.07 Beneficial heritage impacts that will arise are linked to the conservation repairs and remedial actions to resolve damp issues in order to safeguard historic fabric that is being damaged through damp, removal of the existing partition wall and door to LG.13 and removal of modern servicing (relocating servicing underfloor wherever possible). The retention of the stone shelving and brick piers in LG.18 and LG.17 and its adaption to accommodate wash hand basins with associated plumbing represents an interesting and admirable means of retaining and reusing historical fabric in a new context and will enable it to be appreciated by members of the public. The refurbishment of the historical staircase connecting to the ground floor and the repair/redecoration of the historical wainscoting, doors and windows will help preserve these elements into the medium-long term and is therefore a beneficial intervention necessary as part of the upkeep of the building and its fabric.
- 6.08 No heritage impacts of moderate, high or substantial harm have been identified.
- Public Benefit**
- 6.09 These proposals will support the growth of the B & B business at Saltmarshe Hall, in particular the ability of the venue to cater to medium sized wedding parties who require WC facilities to support 80 or so guests.
- 6.10 In addition to the economic benefit noted above, there is also a direct benefit to the listed building as chronic damp issues in this area will be treated and fabric preserved, with existing fabric damaged by damp repaired/renewed as appropriate.

CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed refurbishment of part of the lower ground floor to hold WCs with associated repairs and alterations. This work is very important to the long-term sustainability and growth of the business.
- 7.02 This report finds that although Saltmarshe Hall is of national significance, the spaces under consideration are capable of sensitive adaptation in order to bring them into viable reuse given the extensive repair and retention of significant historic fabric and fixtures proposed. There is particular benefit in bringing back this area into active use with public access to spaces that are currently disused or underused and conservation work to resolve ongoing chronic and damaging damp issues.
- 7.03 The works are considered to comply with local and national planning policy and guidance with the statutory legislation governing listed buildings. No conservation grounds have been found for refusal of consent.



Serving our communities to
make them safer and stronger

Parish/Town News Release

Howdenshire Update for November 2018

1. Crime and ASB

East Yorkshire-Howdenshire Ward	This year compared to last year			Last 12 months											
	Nov 16 to Oct 17	Nov 17 to Oct 18	% Change year on year	2018 Oct	2018 Sep	2018 Aug	2018 Jul	2018 Jun	2018 May	2018 Apr	2018 Mar	2018 Feb	2018 Jan	2017 Dec	2017 Nov
All offences	392	649	+65.6%	55	56	40	46	55	73	61	63	61	51	53	35
Burglary	68	70	+2.9%	6	8	5	2	1	10	7	7	9	5	6	4
Criminal damage	46	54	+17.4%	5	5	4	2	4	5	7	5	3	8	4	2
Drug offences	3	10	+233.3%	3	1	1	0	2	0	1	0	0	0	2	0
Shop theft	2	3	+50.0%	0	1	1	0	0	0	0	1	0	0	0	0
Sexual offences	15	31	+106.7%	1	4	3	1	4	6	3	1	2	3	0	3
TFMV	16	23	+43.8%	1	1	0	1	0	5	4	0	2	3	1	5
TOMV	9	12	+33.3%	1	1	0	0	0	4	2	1	1	1	1	0
Thefts excluding vehicle and shop th	53	84	+58.5%	5	3	10	8	12	9	13	5	10	4	3	2
Violence against the person	136	259	+90.4%	23	26	10	24	25	23	15	25	27	24	23	14
ASB	68	46	-32.4%	2	2	7	6	3	3	5	5	2	2	2	7

TFMV – Theft from motor vehicle

TOMV – Theft of motor vehicle

ASB – Anti-social behaviour

Detailed crime and ASB data for your area can be obtained by visiting www.police.uk and following the 'Find your Neighbourhood' link, also details of any particular crimes or series of crimes of note e.g. serious assaults, run of Hanoi burglaries.

As we know statistics can be interpreted in many ways but, as a general rule, it is safe to say people in living in the East Riding are less likely to be the victim of crime than people living in other areas served by Humberside Police. The headlines will say that overall crime in your area is rising, with a projected increase this year when compared to last. It is important to put the data in context and point out that the primary reason for the overall increase is the rise in

NOT PROTECTIVELY MARKED



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offences under the category 'Violence against the person'. This is due to the increase in stalking and harassment offences that we now record under National Crime Recording Standards (NCRS). Many of these offences are committed online, involving people who already know each other, and previously would have been dealt with without the need to record a criminal offence.

The percentage increases in this months figures are largely due to the initial numbers being so low.



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2. Crime issues of particular note

The following list shows some of the crimes that have recently occurred in your area.

Burglary- Sandholme Road, Gilberdyke where 3 Lambretta scooters were stolen.

Burglary - Bellasize Park, Gilberdyke where a safe and Jewellery were taken.

Attempt Burglary in Mill lane, Newport.

Theft outside a property in Holme on Spalding Moor.

3. Community Priorities.

The Neighbourhood Policing Team meet regularly with partners to ensure we have a multi-agency approach to local issues, individuals and problem solving. These meetings are regularly attended by partners including Humberside Fire and Rescue Service, Youth and Family Support, Housing Officers, Environmental Health and the East Riding Anti-Social Behaviour Team. We share information and resources to deal with local neighbourhood issues, in particular, those identified as causing the most harm in the community.

Operation Galileo

Over the next 6 to 8 months at this time of year there is a seasonal increase in Wildlife Crime, namely illegal Hare Coursing and Poaching. Dedicated Patrols will aim to prevent and detect this activity as part of "Operation Galileo" which will be taking place throughout the Hare Coursing period. In addition, local patrols will be conducted to deter this type of criminality.

4. Crime Reduction Advice

GOING SHOPPING? GOING OUT?

Don't give opportunist thieves the chance to bag your belongings. It doesn't matter if you are out shopping or going out for a social event, always make sure you stay alert at all times. By taking some simple steps you can help protect yourself and your belongings:

DON'T LEAVE YOUR HANDBAG UNATTENDED in shopping baskets, trolleys, pushchairs or mobility scooters. In cafes and restaurants keep your bags on your lap, between your feet or place the strap around a chair leg. (Don't hang your bag on the back of your chair where you can't keep an eye on it.)

KEEP YOUR HANDBAG CLOSE TO YOU and closed at all times. Choose a bag that can be zipped up or closed and get into the habit of checking that its fully fastened up after each time you have needed to get something out of it. Ideally your purse and phone should be well hidden and tucked away out of sight and out of easy reach of pickpockets.

Be particularly careful on public transport, keep your bag where you can see it. If you carry a rucksack, wear it on your front rather than on your back or over your shoulder.

DON'T LEAVE YOUR MOBILE PHONE ON THE TABLE. Mobile phones are frequently targeted by thieves and can easily be swiped when your back is turned even just for a minute.

KEEP THE AMOUNT OF VALUABLES INSIDE HANDBAGS TO AN ABSOLUTE MINIMUM and try not to carry large amounts of cash around with you.

BE MINDFUL OF DISTRACTIONS. Thieves working in pairs may try to divert your attention in order to steal your handbag or pick pocket your purse or phone from within. Avoid carrying too much around with you, the more bags you've got the more vulnerable you are. If you need to take shopping back to your car, put your bags in the car boot – don't leave them where they can be seen eg in a footwell or on a back seat.



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5. News and Appeals

Possession of Cannabis

On 23rd October 2018 a female was stopped by Police in the car park of HMP Humber and had a small amount of Cannabis on her possession. The female admitted it and was duly dealt with by way of a cannabis warning.

Operation Topaz

Operation Topaz was the Forcewide response to the policing of events between Friday 19th October and Tuesday 6th November 2018. This included Halloween, Mischievous Night, Bonfire Night, and any Bonfire related events. Prior to this period, local shops were visited and advised not to sell flour and eggs to those under the age of 16 years old; with posters supplied for shops to display. Officers also engaged with groups of youths to ensure that they were safe and not involved in anti-social behaviour. Officers were also deployed to work in areas that may have had an impact on the local community, for example Goole Bonfire, with large amounts of traffic and youths wandering back through town, causing noise and nuisance.



Gilberdyke Bonfire Night

Howdenshire PCSO's, Simon Palmer and Bill Mell attended the Gilberdyke Bonfire night on Saturday 3rd November 2018. Everyone enjoyed the evening safely including Bill and Simon.

Remembrance Sunday

Sunday 11th November 2018 marked 100 years since the end of the First World War. We would like to say thank you to the generation who helped shape our futures and gave their tomorrow for our today. Officers were out across the region on Sunday 11th supporting Remembrance Sunday events & keeping you safe. PCSO Bill Mell laid a wreath during the Remembrance Service at North Cave.

Importance of reporting incidents/crimes

Just a reminder that it is really important you report any crimes or suspicious incidents to us. This can be either via 999 or the 101 phone number, via our web site (www.humberside.police.uk), or personally at a police station or to an officer in the street. Only by reporting the crime/incident can we be aware of it. Once we are aware we may not be able to do anything about it immediately but the report will form part of a wider picture which helps inform where we direct officers to patrol and focus activity. So please take the time to report a crime/incident in the knowledge your time is not wasted.

6. Meet your officers

PCSO Simon Palmer will be holding a Drop-In Surgery at the Newport Mobile Library at Meadow Lane, Newport on

- Thursday 13th December 2018 14:00 – 14:30.
- PCSO Bill Mell be holding a surgery at the Community Café, the Village Hall, North Cave from 11:30 – to 12:30 hours on the 17th December.

Laxton Parish Council Proposed Budget 2019/20

	2015/16	2016/17	2017/18	2018/19	2019/20	
Salaries / N.I.	1654	1680	1800	1850	1887	
Training Budget	500	500	400	200	131.32	
Postage/Stationery / Printing	220	220	220	250	250	
Community Newsletter	0	100	0	0	0	
Councillor Mileage & Subsidence	100	60	60	60	50	
Insurance	250	270	300	280	285.6	
Seats / Bins / Notice Boards	2200	0	0	0	0	
Room Booking / Village Hall Rent	195	250	251.16	300	200	
Grants	250	250	250	400	400	
Emergency equipment	3000	51.16	100	100	0	
Public Works Loan	3141.44	3141.44	3141.44	3141.44	3141.44	
Subscriptions	325.74	350	350	350	350	
Audit	144	160	160	175	180	
Lighting SLA	249.71	275	275	285	290.7	
Election Costs	1500	0	0	0	0	
Drainage Rates	2.33	2.33	2.33	3	3	
Allotments	0	50	50	50	50	
Community Led Plan		3002	0	0	0	
Contingencies	335.28	0	0	67.28	50	
Total Expenditure	14067.5	10361.93	7359.93	7511.72	7269.06	
Income						
Precept	6967.5	7209.93	7209.93	7361.72	7169.06	
Allotment Rent	150	150	150	150	100	
Grant		3002	0	0		
Total Income	7117.5	10361.93	7359.93	7511.72	7269.06	0

Laxton Parish Council

Accounts for Payment

December 2018

Payee	Details	Total	VAT
Alan Bravey	Salary	89.86	0
HMRC	PAYE	59.60	0
ERYC	Street Lighting Service Level Agreement	299.66	49.94
Laxton Victory Hall	Village Hall Rent 2018	200	0
ERYC Supplies	Paper	14.43	2.87
Councillor Mileage Claim	ERNLLCA Conference	19.23	
Zurich Insurance	Insurance 2019	257.60	0

Signed

Date

Signed

Date