



BULCOTE PARISH COUNCIL MINUTES

of the Extra Ordinary Meeting of Bulcote Parish Council on Monday 18th August 2025 at 7pm
in The Old School Building, Burton Joyce

Present: Councillors; Nick Leaves (NL), Mick Tobin (MT), Paul Mountain (PM), Rob Anderton (RA) and Victoria Shillaker (VS).

In Attendance: Terri Dixon (Clerk, TD)

Min/Yr	DISCUSSION AND DECISIONS
033/25 Apologies	All Councillors present. District County Councillor Roger Jackson and District Councillor Tim Wendells sends their apologies.
034/25 Declarations	None declared.
035/25 Minutes of previous meetings	Minutes from July's meeting have been agreed as correct when circulated electronically, however these were unavailable for signing and will be presented at September's meeting.
036/25 Opportunity for questions from members of the public	N/A – no members of the public present
037/25 Community Matters	Christmas Tree electricity supply quote (MT and TD) Full council resolved to pay for the works quoted by Via which was a higher cost than originally anticipated. <u>TD to send purchase order</u> and supporting documents provided by Cllr MT.
038/25 Planning	Applications: i) Bulcote Farm Development - 25/01224/S19LBC Application for variation of Condition 2 of PP 15/00785/LBC – response required by 20/8/25 Full council resolved to object to application – material reasons: loss of amenity space and added resident density, therefore more traffic and parking concerns. This objection is to be supported by a letter from our Chairman. Additional issues discussed: Residents are reporting the traffic system specified in the Construction Method Statement 'one way in, one way out' is not being adhered to and even when this is, the size of vehicles are very large causing concerns of damage to their properties. Residents are reporting work is beginning on site earlier than 8am as on the plans. There have been multiple early starts from 7am. Residents are also reporting trees overgrowing on the land boundary with the road/bridleway – could this be cut?

	<u>NL to raise the above points with Woodall Homes via email and cc in full Council.</u> <u>TD to complete the response form and send with supporting letter.</u> <u>TD to send Tim Wendells an email</u> RE: Bulcote farm ref: 25/00966/S73M (5 extra bedrooms application) The outcome for this is TBD on 24/09/25 and this current application ref: 25/01224/S19LBC – we would like full consideration on these applications and query if it should be called into the planning CREEP. ii) 1 Corporation Cottages - 25/00938/FUL – Proposed extension to the rear of the garage to create a residential annexe – response required by 28/8/25 Full council resolved to object – Material reasons: adding residential density, concerns about integrity to listed building, parking and access. <u>TD to return response form.</u> Decisions: none To consider any planning applications published after the agenda: none
039/25 Any Other Business	Tree surgeons have been on the Village Green assessing trees and carrying out works. Village email to be sent to residents regarding cutting of trees (end of nesting season – prime opportunity)
031/25 To Note	Next meetings: The next meeting will be held on Monday 16 th September 2025 at 7pm at The Old School Building, Burton Joyce. Noted that November meeting will be moved due to absence – proposed to meet November 10 th – 7pm – subject to room availability – TBC.
016/25 Close	There being no further business the Chairman closed the meeting closed at 20h05.

Terri Dixon, Clerk to Bulcote Parish Council