

East Bridgford Parish Council**Minutes of the Meeting held on Monday 5 February 2018 at 7.30 pm in the Methodist Chapel**

Present: Cllrs P Clarke (Chairman), D Atkins (up to item /039), P Bancroft, N Hall, R Hunt, D Meylan, T Strutt, J Turner, M Verner

Also present: Borough Cllr N Lawrence
Michele Sharratt (Clerk), Jess Molineaux (Minuting Secretary)
Residents: Karen Bannoche, Joanne Noon, David Murden

2018/027	To make Declarations of Interest in any matter on the agenda. (Where an interest becomes apparent during the course of any discussion, it must be declared at that time.)
	Standing declarations as follows: Cllr Atkins on matters relating to the Community Plan & Springdale Wood; Cllr Clarke as an Officer of the Bowls Club; Cllr Hunt on matters relating to the Wharf and the Marina; Cllr Norman on matters relating to Fraser Brown Solicitors; Cllr Stevens on matters relating to the bank above the Marina; Cllr Strutt on matters relating to the Village Show and the Horticultural Society.
2018/028	Apologies for Absence
	Cllr Stevens - away, Cllr Norman - unwell, County Cllr Purdue-Horan, Deputy Clerk Euan Temple - unwell
	The Chair brought forward Item 2018/031 – Public Comment
2018/031	To receive Public Comment
	Three residents were present at the meeting but had no comment to make.
	The Chair brought forward Item 2018/033 - Planning
2018/033	Planning
2018/033.1	<p>To consider and make recommendations on planning applications and receive RBC decisions See Appendix for full report</p> <p><u>17/02949/LBC</u> Ms K Bannoche 20 Cherryholt Lane NG13 8LJ Conversion of Grade 2 listed outbuildings to provide extension to 20 Cherryholt Lane and new build garage and conversion of grade 2 listed outbuildings into new house <u>including extension and new garage, and new build garage for 18 Cherryholt Lane.</u></p> <p>We note that applications under 17/02663/FUL and 17/02664/LBC for this property have already been granted.</p> <p>No objection but would wish pantiles to be retained, especially on the outer slope</p> <p><u>17/02912/FUL and 17/03051/RELDEM</u> Mr and Mrs Pugh 7 Millgate NG13 8PD single storey extension. No objection</p> <p><u>17/02997/FUL</u> Mr N Dexter 2 Hackers Close NG13 8PU Variation of conditions 2 and 12 of planning permission 17/00920/FUL to change and substitute house types. Five detached houses to revised design and variation to road access. No objection</p> <p><u>17/03039/LBC</u> Mr Adam Hancocks 63 Kneeton Road NG13 8PH Removal of stone sink and feature lead pump in utility room Convert and extend first floor of 1960's extension. No objection</p> <p><u>17/03040/FUL and 17/03057/RELDEM</u> Mr and Mrs C Knowles 25A Main Street NG13 8PA Demolish and replace side extension and remove brick flue in a conservation area. No objection</p> <p><u>17/03000/FUL</u></p>

	<p>Mr and Mrs R Hand 17 Browns Lane NG13 8PL <u>New two storey dwelling with parking in garden of existing dwelling.</u></p> <p>The Parish Council recommends objection in that the proposal is uncharacteristic of the Conservation Area; it does not enhance the Conservation Area; and is too large for the plot; The protection of the ash tree is also compromised.</p> <p><u>17/03020/FUL</u> Mr Guy Phoenix Land North West of Kneeton Road (down by the river), Old Hill Lane . New dwelling with ancillary garage incorporating sustainable building systems and renewable technologies. <u>This also incorporates a notice that this affects a public right of way.</u></p> <p>Majority vote to object to this proposal.</p> <p>Reasons: Application relies on interpretation of Section 55 National Planning Policy Framework which is interpreted as allowing large individual Country House development under defined conditions of agricultural need, saving a heritage asset, using redundant or disused buildings or, as in this case, 'exceptional quality or innovative nature of the dwelling.</p> <p>S. 55 goes on to say 'such a design should:- 1) be truly outstanding or innovative, helping to raise of standards design more generally in rural areas; 2) reflect the highest standards in architecture; 3) significantly enhance the immediate setting; and 4) be sensitive to the defining characteristics of the local area.</p> <p>The Council considers that S.55 is not satisfied.</p> <p>The application does not achieve appearances standard to confirm to planning requirements for a stately home, and it does not improve the landscape. The effect of the services and the approach road are not defined. The site development drawing lacks clarity and cannot be assessed, and a tree layout is not provided.</p> <p>However if the application is approved, the Council requests that unrestricted access is maintained at all times to the bridleway and footpath network.</p> <p>56 Main Street – new request to remove and replace oak trees with slower growing specimens – it was agreed that this site will be visited by a Councillor</p> <p>It was agreed that tree notifications should be circulated on receipt to Councillors – any comments to the Clerk.</p>
2018/033.2	The proposals for changes to bus stop and disabled parking space were discussed – it was agreed that further discussions should take place with NCC / VIA about opportunities to include yellow lines near crossroads and at the top of Trent Lane. Action: Clerk to contact Via
2018/029	To consider the Minutes of the Monthly Meeting held on 2 January 2018 and when approved to sign them as a correct record
	It was proposed that the Minutes be approved and signed, seconded, and all in favour.
2018/030	To receive reports on matters arising from the minutes and answer questions from Councillors
2018/030.1	Re:/025.6 – rubbish on land under A46 bridge – matter in hand
2018/030.2	Re:/020 – one way restriction on Trent Lane – Via has confirmed this is still progressing. Cllr Meylan requested the proposal to resolve issues around two-way permissions for cyclists is shared with Via. Action – Clerk
2018/030.3	Re:/025.2 – replacement road sign for Browns Lane – matter in hand
2018/032	To receive the Chairman's Report
	The Chairman had circulated his report (see Appendix). With regard to the Village Hall's plans to apply for funding for a defibrillator, it was agreed to write to express the Parish Council's support for the project. With regard to the application of the Council's policy on dealing with abusive, persistent or vexatious complaints, complainants and correspondence, the draft letter to a resident confirming the end of the period of restriction was approved and will be sent.

2018/033	Planning
	To consider and make recommendations on planning applications and receive RBC decisions See Appendix for full report
2018/034	Finance
2018/034.1	To receive the Statement of Account to 31 January 2018.
2018/034.2	To approve and sign the Schedule of Payments: It was proposed that the Schedule of Payments be approved and signed, seconded and all in favour.
2018/034.3	To sign cheques for invoices due for payment.
2018/034.4	Councillors were happy with the summary format. With regard to the Tennis Club payment, the Clerk was advised to contact Rosie Watkins directly. Action: Clerk
2018/035	To discuss matters relating to the Playing Field
	Some concerns had been raised with the recent documentation from NCC – it was agreed for Cllr Turner and Deputy Clerk to arrange a meeting with Luke at NCC. Action: Cllr Turner and Euan Temple.
2018/036	To discuss any matters arising with regard to the Pavilion and the extension
	The outcome of the application to Wren is expected shortly. The Parish Council has had a response from HMRC regarding the position on VAT – The Parish Council can reclaim VAT as long as the building is for community use.
2018/037	To receive a report on the play area and consider quotations for any remedial work required
	The newly purchased bark is to be laid in two areas when the ground is harder. There is a need to replace up to 5 of the rotting logs as a matter of urgency. It was proposed to approve the replacement of 5 logs by Streetwise, seconded and the majority in favour with one abstention.
2018/038	To discuss action to be taken regarding remedial work required to play area timbers
	Ongoing – it was agreed to add this to the agenda for a fuller discussion in March. Action: Clerk
	The Chairman brought forward Item 2018/050 – Reports from Committees
2018/050	To receive reports from committees
	The Executive Committee had met on 17 January 2018 to consider the precept for 2018/9. The recommendation was for a 4% increase in the precept to reflect increase costs. It was proposed that this recommendation was approved, seconded and majority in favour. Action: Clerk to submit.
2018/039	To consider making a payment to the former clerk for mail redirection and matters arising from the change of clerk
	Envelopes and stamps have been provided to the former clerk to redirect any important mail until all contacts have been informed. It was not agreed to make an additional payment. Cllr Atkins left.
2018/040	To consider and approve an EBPC expenses policy
	Action: Clerk to circulate a draft policy and claim form. It was noted that all officers and councillors are entitled to make a claim for out of pocket expenses.
2018/041	To consider the request by the PCC for a grant from EBPC
	The PCC has requested a contribution of £3,000 towards the cost for an automatic clock winding mechanism for the church. It was proposed to make a donation of £1000 which would come out of the Parish Council's heritage fund. Seconded, majority in favour with one abstention. Action: Clerk to contact the PCC – Peter Golightly.
2018/042	To consider the reprinting of the footpath leaflet
	The Clerk had sourced a quote for the reprint. It was proposed to order 1,500 copies at a cost of £275. Seconded and all in favour. Leaflets to be delivered to Cllr Hall. Action: Clerk to place order.
2018/043	To agree a time frame for a tender process for the contract for clearing litter etc.
	It was proposed to seek an extension to the contract with Brian Crossland for six months, and to plan the tender process for later in the year. Seconded and all in favour. Action: Clerk to contact Brian

2018/044	To receive an update on the data protection issues in advance of the GDPR coming into force in May 2018
	This item was deferred to the next meeting.
2018/045	To consider matters arising from the review of parish documents to include mowing of the field, the Wharf Lease (confidential item) and insurance items
2018/045.1	Arrangements for the transfer of the lease are ongoing. It was agreed for The Parish Council's solicitors to go ahead with a request that this is now expedited. Action: Clerk
2018/045.2	Cllr Verner and Hunt met with H2O Power regarding their proposal at the weir, and the plans for access over PC land. Initial documentation to be discussed with Deputy Clerk, and Cllrs Meylan and Bancroft to assist. Action: Cllrs Verner/Hunt
2018/046	To consider the planning of the APM – guest speakers, invitees
	It was agreed to invite the Community Plan group, Cllr Lawrence, Cllr Purdue Horan and a representative from the Village Hall committee. Action: Clerk
2018/047	To receive a report on matters on the monthly list of outstanding issues
	As circulated
2018/048	To consider whether there are any consultation issues arising from the agenda
	None
2018/049	To consider whether there are any insurance/risk assessment issues arising from the agenda
	None
2018/051	To receive and consider reports from the Clerk
	None
2018/052	To receive matters for report
2018/052.1	Cllr Bancroft had attended Policy Priority Setting meeting. Priorities are burglary and ASB.
2018/052.2	Cllr Verner commented on potholes around the village – Cllrs were advised to report to Highways, stating if there is a safety issue (e.g. to cyclists).
2018/052.3	Cllr Turner reported that the Football Club would like to install a bench or similar in memory of Daniel Hegarty – the Parish Council agree in principle.
2018/052.4	Cllr Turner noted that the campervan was regularly parked in the car park overnight.
2018/052.5	Cllr Hall reported that Bill Marshall is unable to source the exact colour for the repainting of the shed – it was agreed that a similar colour is fine.
2018/052.6	Cllr Strutt reported that her property had been burgled and many items removed.
2018/052.7	Cllr Strutt requested that Councillors do not talk amongst themselves during meeting, as it is difficult to hear the discussion.
2018/052.8	Cllr Clarke noted that the bottom of the wooden bus shelter is rotting – Bill Marshall is dealing with this.
2018/052.9	Cllr Strutt informed Councillors that there is a growing issue with ASB in Newton.
2018/052.10	Cllr Strutt noted that there is an application for a traveller encampment on a two-acre site at Screveton.
2018/053	Correspondence for information only
	As circulated to Cllrs prior to the meeting.
	There being no further business the meeting closed at 9.55

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Chairman

Date:

East Bridgford Parish Council

Appendix to the Minutes held on Monday 5 February at 7.30pm in the Methodist Chapel

Item 2018/032 - Chairman's report, February 2018

PCC request for a donation

A formal request has been received for a donation towards the cost of installing an automatic winding mechanism for the church clock. The clock is currently wound by hand, an onerous task carried out by volunteers on a weekly basis which is no longer sustainable. If Councillors decide to support this application, the Heritage Fund was set up in our budget a few years ago for situations such as this where the feature concerned is considered to be a significant one in the village.

Village Hall defibrillator

The Committee of the Village Hall have communicated their intention to site a defibrillator at the Village Hall. They are seeking funding from a lottery provider which will entail setting up a small group or similar mechanism along the lines of the paly area group. The e mail introducing these issues is being circulated to Councillors.

Pavilion extension – update

Wren has requested further information from the Sports Club which has been provided. There is a board meeting of Wren in February when a decision will be made about whether the bid has been successful. A response from HMRC to the letter about the VAT query is still awaited.

Matter arising from the Council's Policy on dealing with abusive, persistent or vexatious complaints, complainants and correspondence

The above policy was applied in August 2017 in respect of serious issues arising from communications from a resident, and restrictions were applied for a period of 6 months. This period ends on 17th February 2018. The resident has complied with the restrictions apart from one e-mail in January, to which I responded after consideration of section 5.1 below.

5.1 New complaints from people who have come under this policy will be treated on their merits. The Parish Council Chairman will decide whether any restrictions which have been applied before are still appropriate and necessary in relation to the new complaint. We do not support a "blanket policy" of ignoring genuine service requests or complaints where they are founded.

Hence, subject to the Council's approval, a letter will be sent to the resident to advise that the period of restriction ends on 17th February.

Item 2018/033- Planning

EAST BRIDGFORD PARISH COUNCIL 31 January

Where it states "permission granted" it may be approved subject to conditions.

PLANNING APPLICATIONS RECEIVED in January 2018

17/02912/FUL and 17/03051/RELDEM - Mr and Mrs Pugh
7 Millgate NG13 8PD
single storey extension.
PARISH COUNCIL DOES NOT OBJECT

17/02997/FUL - Mr N Dexter
2 Hackers Close NG13 8PU
Variation of conditions 2 and 12 of planning permission 17/00920/FUL to change and substitute house types.
Five detached houses to revised design and variation to road access.
PARISH COUNCIL DOES NOT OBJECT

17/03039/LBC - Mr Adam Hancocks
63 Kneeton Road NG13 8PH
Removal of stone sink and feature lead pump in utility room
Convert and extend first floor of 1960's extension.
PARISH COUNCIL DOES NOT OBJECT

17/03040/FUL and 17/03057/RELDEM - Mr and Mrs C Knowles

25A Main Street NG13 8PA

Demolish and replace side extension and remove brick flue in a conservation area.

PARISH COUNCIL DOES NOT OBJECT

17/02949/LBC - Ms K Bannoche

20 Cherryholt Lane NG13 8LJ

Conversion of Grade 2 listed outbuildings to provide extension to 20 Cherryholt Lane and new build garage and conversion of grade 2 listed outbuildings into new house including extension and new garage, and new build garage for 18 Cherryholt Lane.

Note that applications under 17/02663/FUL and 17/02664/LBC for this property have already been granted.

PARISH COUNCIL DOES NOT OBJECT, however would wish pantiles to be retained, especially on the outer slope

17/03000/FUL - Mr and Mrs R Hand

17 Browns Lane NG13 8PL

New two storey dwelling with parking in garden of existing dwelling.

PARISH COUNCIL OBJECTS: Uncharacteristic of Conservation Area; Does not enhance the Conservation Area;

Too large for plot; Protection of ash tree compromised.

17/03020/FUL - Mr Guy Phoenix

Land North West of Kneeton Road (down by the river), Old Hill Lane .

New dwelling with ancillary garage incorporating sustainable building systems and renewable technologies.

This also incorporates a notice that this affects a public right of way.

PARISH COUNCIL OBJECTS

Reasons: Application relies on interpretation of Section 55 National Planning Policy Framework which is interpreted as allowing large individual Country House development under defined conditions of agricultural need, saving a heritage asset, using redundant or disused buildings or, as in this case, 'exceptional quality or innovative nature of the dwelling.

S. 55 goes on to say 'such a design should:-

1) be truly outstanding or innovative, helping to raise of standards design more generally in rural areas;

2) reflect the highest standards in architecture;

3) significantly enhance the immediate setting; and

4) be sensitive to the defining characteristics of the local area.

The Council considers that S.55 is not satisfied.

The application does not achieve appearances standard to confirm to planning requirements for a stately home, and it does not improve the landscape.

The effect of the services and the approach road are not defined. The site development drawing lacks clarity and cannot be assessed, and a tree layout is not provided.

However if the application is approved, the Council requests that unrestricted access is maintained at all times to the bridleway and footpath network.

Decisions to be made by Rushcliffe BC

17/02975/FUL - Mr Brumfitt

"Sunnyside Cottage", 77 Kneeton Road NG13 8PH

Partial conversion of garage, first floor side extension, front porch and replacement windows.

Decisions made by Rushcliffe BC

17/02663/FUL and 17/02664/LBC - Ms K Bannoche

20 Cherryholt Lane NG13 8LJ

Widen entrance, new gates, new brick wall and drainage

Permission granted

17/02514/FUL - Mr Simon Brumfitt

Reindeer , 64 Kneeton Road NG13 8PH

Single storey rear extension to form utility room

Permission granted

17/02873/FUL - Jonathan Farrington
 "Longlands", 6 College Street NG13 8LE
 Installation of 2m tall traditional iron gates at entrance to driveway.
 Permission granted

Item 2018/046 Outstanding issues

Date	Issue
October 08	Double yellow lines around the village - being reviewed
	Sports club Lease
August 15	Cuttle Hill project -Deferred
July 16	Water discharge from bank above Marina
October 16	Community Speedwatch Exercise
May 17	Five year consultation on dualling of A46
September 17	Meet Diocese re Kirk Hill hedge/verge maintenance

Item 2018/034 - Finance

<u>MEETING OF EAST BRIDGFORD PARISH COUNCIL TO BE HELD ON 5 FEBRUARY 2018</u>			
<u>CLERK'S FINANCIAL REPORT</u>			
<u>Statement of account</u>			
	at	29/01/2018	
Balances :			
Bank of Scotland current ac			46562.37
* Note:			
Of total funds, reserve for maintenance of village heritage assets:			
		£	
b/f	25/09/2014	500.00	re 2014/15
transfers in / out	30/09/2015	500.00	re 2015/16
transfers in / out	29/09/2016	500.00	re 2016/17
transfers in / out	27/09/2017	500.00	re 2017/18
c/f	29/01/2018	2000.00	
<u>Summary of receipts and payments</u>			
<u>Receipts</u>			
	21/12/2018	to	29/01/2018
<u>Accounts heading</u>		<u>Description</u>	£
Wharf rent		3rd quarter rent from Kingfisher	1275.00
			1275.00
<u>Supplementary Payments - January 2018</u>			
<u>Accounts heading</u>		<u>Description</u>	£
<u>Payments - February 2018</u>			
<u>Accounts heading</u>		<u>Description</u>	£
Open spaces		Hedge cutting, tree felling	230.00
Subs		NALC	296.98
Management expenses		Proweb	29.70
Grants, donations, misc		Contribution to the production costs of welcome packs	300.00
Management expenses		Stamps, stationery, mileage	39.59
Management expenses		Printing	5.00
Management expenses		Reimbursement of data protection pack	30.00
Management expenses		Stamps + mileage	17.74
Staff costs		Net salaries	1049.60
Legal & prof expenses		Re enclosure award	245.20
Casual Labour/Litter		Casual labour and litter picking	350.00
			2593.81
Signed		Chairman EBPC	Dated
Signed		Clerk & RFO	Dated