

EAST BRIDGFORD PARISH COUNCIL

MINUTES OF THE MEETING HELD ON MONDAY 7 MARCH 2016 AT 7.30 PM IN THE METHODIST CHAPEL

Present:

Chaired by Chairman Cllr P Clarke

Cllrs T Strutt, D Meylan, P Bancroft, T Norman, R Hunt, N Hall, J Turner, N Hall, S Sharma.

Also present:

Mrs J Barlow (Clerk)

Mr E Temple (Deputy Clerk)

County Cllr K Cutts

Ms L Beardsley of Rushcliffe BC

Mr M King of Midlands Rural Housing of Whitwick Business Centre, Stenson Road, Whitwick Business Park, Coalville, Leicestershire LE67 4JP

1. **To make Declarations of Interest in any matter on the agenda**

Cllr Clarke as an officer of the Bowls Club.

Cllr Atkins on the Community Plan and Springdale Wood.

Cllr Strutt on matters relating to the Academy and the Pre-School Group.

Cllr Hunt on matters relating to the Wharf and the Marina.

Cllr Norman on matters relating to Fraser Brown solicitors.

Cllr Sharma declared an interest in matters relating to the Horticultural Society committee and the Community Plan committee as she is now on these committees.

2. **To receive apologies for absence**

Cllr T Hartfield had tendered her resignation on grounds of other commitments. This was accepted and the Clerk was asked to send her a letter of thanks for all her hard work.

Cllr Lawrence and Cllr Atkins had tendered apologies.

3. **To consider the minutes of the meeting held on 1 February 2016 and when approved to sign them as a true record**

Resolved:-THAT the minutes be approved

Proposed by Cllr Bancroft, seconded by Cllr Meylan and all in favour.

4. **To receive reports on matters arising from the minutes (not dealt with elsewhere on the agenda) and to answer questions from Councillors**

4.1 Gravel extraction at Shelford

Nothing further to report except that the figures may have become out of date. Shelford Parish Council is mounting an active campaign against the proposals.

4.2 **The village website**

The Deputy Clerk is to look into regulating the position on contracts with VTL and updating previous guidance about what goes on the website. To wait until the new system is in place and then take it further.

The Clerk reported that she is looking at providing financial information for the website in more detail before any further action can be considered.

4.3 **Replacement of the signpost at the Trent Lane/Kneeton Road junction**

Cllr Sharma reported that she had not been able to make any further progress

4.4 **Welcome Packs**

Cllr Strutt reported that she had met with Mr Chris Henwood to discuss and the Village Magazine distributors are happy to deliver these to new residents. The packs should contain a copy of the contact details listed in the Christmas edition of the Village Magazine. Cllr Atkins had confirmed that he has copies of the Footpaths Leaflet. It was considered that it was not necessary to have a thousand copies of the leaflets but to make the details available on the village website.

4.5 **Grit Bin on Haycroft Way**

It was agreed that neighbouring residents in Haycroft Way had been consulted as to the siting of the grit bin, and one response was received suggesting a more "in keeping" black style of bin, The Clerk has researched and the cost is a little less than the Notts CC blue bins.

Resolved that the siting of the bin be further up Haycroft Way. Proposed by Cllr Bancroft, seconded by Cllr Hunt and all in favour. It was noted that a grit bin on Trent Lane had collapsed or split.

Action Clerk to organise purchase and delivery of black bin.

4.6 **Whites Recycling at Kneeton Road**

Cllr Meylan is yet to report on response from Whites Recycling about reinstatement of the grass verges which have been damaged by the tankers.

4.7 **Community Plan Group**

Cllr Sharma reported that the Big Lottery Fund has offered the Group £2,270 to prepare, publish and collate the results of the Questionnaire. To claim this, the Group has been asked for bank information and a copy of its Governing Document. The Deputy Clerk in a private capacity, unconnected with the Parish Council, has prepared a draft Governing Document and delivered it to Cllr Atkins.

5. **To receive public comment (the meeting was adjourned for the duration of this item)**

The Housing Needs Survey was discussed here but recorded at item 9.

6. **To receive the Chairman's Report**

The Chairman's Report had been circulated prior to the meeting and is attached as an Appendix to these minutes.

In addition, the Chairman reported that there will be a formal unveiling of the Garth Powell Memorial Notice Board in the Car Park on 5th April by the History Group and by Alison Powell prior to the History Group meeting. A cheque for £444.36 had been received from Alison Powell to whom a letter of thanks had been sent.

In addition, the Chairman reported that he had been supplied with two medals commemorating the Clean for the Queen event, one of which he was giving to Cllr Meylan as the oldest and longest-serving Cllr and one to Cllr Strutt to pass to the person who she believes is the oldest resident of the village.

7. **To consider and make recommendations on planning applications and receive RBC decisions**

REPORT on planning applications as at 28 February 2016

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

PLANNING APPLICATIONS RECEIVED in February 2016

Rushcliffe local plan consultation re where new houses are to be built in Rushcliffe. www.rushcliffe.gov.uk/planningpolicy.

Formal consultation period on the Nottinghamshire Minerals Local Plan Submission Draft.

The consultation period runs from Monday 15 February to Tuesday 29 March 2016.

Planning Policy Team - Nottinghamshire County Council development.planning@nottscc.gov.uk 0300 500 80 80 County Hall, West Bridgford Nottingham, NG2 7QP

15/03080/FUL - St. Peters Church of England Primary -

Replacement windows at St. Peters CofE Academy, The glazing bars are fully internal and exist only in the void between the 2 panes of the double glazing.

Time for response extended to 8 March.

The Council had no objection

15/03091/FUL

5 Lammas Lane,

Mr and Mrs Ellis,

Demolition of existing bungalow and to be replaced by a 3 storey dwelling.

There are 2 planning applications, one to demolish the existing bungalow and another to build a 3 storey dwelling. The Parish Council had no objection to demolition of the bungalow.

But there were objections to the proposed new dwelling.

1. The proposal is over height, over size, and has no relationship with existing replacement dwellings in the grounds and site of the Old Hall. It does not respect local character.

2. The site is under size for such a large building.
3. No landscape details and layout were included.
4. The garage is sited too near the Lane hedge which should be preserved, as will be the tree.
5. The ditch to the bungalow side is at times a natural and heavily flooded watercourse and Lammas Lane does from time to time flood hedge to hedge.
6. The near balconies overlook neighbouring sites
7. No levels are shown.

14/02554/FUL

Ms E Robens,

4 Kirk Hill,

majority change of use of the ground floor and grounds for the holding of specialised celebratory events and functions, including the restricted siting of marquees. An amendment to the previous application.

No objection

Decisions yet to be made by RBC on the following

15/02070/FUL

Mr Robin Perkins

8 Farm Close NG13 8LN

Two-storey rear extension

Objection filed on grounds very similar to those submitted by The Planning Hub on behalf of Mr and Mrs Levick by letter dated 27 October.

15/02251/FUL

Mr Edward Tarbatt

East Bridgford Garden Centre NG13 8LA

Demolition of part of existing buildings and erection of replacement garden centre

With new vehicular access, car park and access road for garden centre, retail and associated and ancillary activities

Along with demolition of existing dwelling and erection of veterinary centre (amendments to outline planning approval ref 08/01274/OUT and reserved matters 14/02162/REM) No objection.

Observations filed that the car parking for 533 cars could be much improved if nicely patterned and subdivided. Lighting should be confined to the site boundaries.

PLANNING APPLICATIONS GRANTED OR REFUSED during February 2016

15/01379/FUL

Mr and Mrs B Twomey

10A Kneeton Road NG13 8PG

Site of former tennis court at the top of Cuttle Hill Gardens.

Erection of 1 new dwelling and garage.

There are two extant planning permissions for this site, both relating to a single dwelling with detached car port/garaging. Permission granted

15/02059/FUL

Mr S Brumfitt

61 Main Street

NG13 8PA

Ground_ first floor rear extensions; removal of existing paint from external walls; enlarge front door; replace windows.

Objection on the ground of overlooking neighbouring property.

Permission granted.

15/02702/FUL

Mr & Mrs R Taylor.

9 Bridleways NG13 8PT

First floor side extension

Permission granted.

15/02574/FUL –

Mr Nick Murphy –

3 Manor Rise NG13 8PX

Single storey side extension; single storey porch to front elevation; roof lights and window alterations

Permission granted

15/02915/FUL

Mr Colin Anderson

28 College Street NG13 8LF

Single storey rear extension.

Permission granted.

15/02912/FUL

Reindeer Developments Ltd

Reindeer Inn, Kneeton Road, NG13 8PH

Application for planning permission and conservation area consent for change of use of public house to residential dwelling, partial demolition of single story extensions and smoking shelter.

Permission granted.

15/02103/FUL

Parish Council dated 28 .10.15

Portakabins at Butt Close

There are conditions attaching to the portakabins' permission for Butt Close

8. **Finance**

(a) –(b) To receive the Statement of Account to 29 February 2016 and approve and sign the Schedule of Payments for March.

RESOLVED: To accept the Statement of Account to 29 February 2016 and the Schedule of Payments for March 2016

Proposed by Cllr Bancroft, seconded by Cllr Hunt and all in favour

(c) Cheques were drawn and signed accordingly.

The Statement of Account and Schedule of Payments is attached as an Appendix to these minutes and had been circulated to Councillors prior to the meeting.

(d) To receive the RFO's Report

The RFO passed a copy of the February 2016 bank statement to Cllr Strutt for checking and if agreed, signing off.

Resolved (after checking):- that this be approved.

Proposed by Cllr Strutt, seconded by Cllr Bancroft and all in favour.

A replacement printer/scanner/photocopier for the Clerk is yet to be ordered

A copy of the formal terms of business of Fraser Brown solicitors was submitted to the meeting and the Clerk was authorised to sign it by way of acceptance on behalf of the Parish Council.

9. Updating the Housing Needs Survey

It was discussed that it was five years since the last Housing Needs Assessment in the village had been carried out and the Parish Council had been approached to see if they would like a further survey. Mr King and Ms Beardsley entered into a discussion with the Council about updating the Housing Needs Survey. It was noted that the village's Community Plan Group was planning to have its own survey questionnaire in midsummer and so Midlands Rural Housing indicated that they planned their Housing Needs Survey in the autumn, which would not clash with the summer survey. They might even be able to build on the results of the summer survey. Elderly and disabled people would be particularly considered.

It was agreed to proceed with the Housing Needs Survey on the understanding that this places no obligations on the Parish Council.

10. To consider the Rushcliffe Local Plan consultation.

Much of this relates to extending and adjusting the 'village envelope'. No adverse comments were received.

11. To discuss matters relating to the reinstatement of the Sports Pavilion and to consider recommendations from the Pavilion Fire Committee

Cllr Sharma reported that she had met with Mrs Watkins of the Sports Club and agreed the colour schemes for the interior of the Pavilion. Cllr Turner reported that the bar area alterations had been agreed. The best case scenario on outstanding bills is £3000 or so, possibly more if recovery cannot be made for costs of the fire alarm, which will need weekly testing.

12. To receive a report on the play area and consider quotations for any remedial work required

Cllr Bancroft reported that Streetwise had made its quarterly inspection. A slat needs repair in a bench seat, cost estimated at £66, Resolved that this bench seat be repaired as soon as possible. Proposed by Cllr Bancroft, seconded by Cllr Strutt, and all agreed. Cllr Bancroft reported that the backboard on the basketball basket could do with repainting, at some point which was noted.

13. To receive an update on the proposed Springdale (Millennium) Wood lease

An email had been received from the East Bridgford Wildlife and Biodiversity group about their application having been filed to become a Community Interest Company (CIC)

The Clerk reported that Fraser Brown solicitors had reported on the draft Lease from the Woodland Trust's solicitors. This was noted but it was remarked that a later correction said that the Parish Council must NOT change the name of the wood from Springdale Wood and the report was adjusted accordingly. It was noted that the Parish Council as tenant must not without the Woodland Trust's prior consent, part with possession or share occupation of the wood, nor may it grant any easement or licence affecting the wood. Recognising that the management of the wood would be in practice managed by East Bridgford Wildlife and Biodiversity Community Interest Company, Fraser Brown was to be asked to advise on

whether this would breach this term of the proposed lease. Fraser Brown will also speak to the BIG Lottery Fund about an erroneous statement in the Deed of Dedication.

14. **To consider matters arising from the review of Parish Documents**

14.1 Sports Club new lease. Nothing further to report at this stage.

14.2 Registration of the Wharf. The registration process at the Land Registry is not yet completed.

15. **To discuss the water discharge onto the bank above the Marina access track**

Confidential item.

16. **To consider the terms of the loan to the Pre-School Group**

Cllr Strutt reported that the Pre-School Group Committee had met on 8th February and had raised some query about the wording of the proposed loan agreement. The Deputy Clerk was asked to discuss this with Cllr Strutt after the meeting and if necessary to submit a revised draft loan agreement. Action: To be placed on the Agenda for the April meeting.

17 **To consider the request from the Academy for assistance in funding the DARE Project.**

Resolved that the Parish Council make a donation of £500 to the DARE Project. Proposed by Cllr Bancroft and seconded by Cllr Sharma and all agreed.

18. To discuss arrangements for the Annual Parish Meeting

Resolved that the Annual Parish Meeting be held at 7.30pm on 21 May. No special speaker now, refreshments in the WI hut to be provided by WI, and the beacon to be lit probably at about 8.15 or so, with fireworks to follow. Working party to be formed of Cllrs Turner, Hunt, Atkins, Sharma and the Deputy Clerk to take all this forward. Proposed by Cllr Bancroft, seconded by Cllr Norman and all agreed.

It was hoped that presentations could be made by the Parish Council Chairman, by County Cllr Cutts, by Borough Cllr Lawrence and by Mrs Andrews for the Community Plan group.

19. **To consider celebrations for the Queen's 90th Birthday 21 April.**

Firework Display and Beacon.

The Deputy Clerk had been instructed to prepare a risk assessment and method statement (draft attached).

Cllr Turner reported that a Beacon and a gas bottle had been ordered and purchased. Cllr Hunt agreed to store these in his yard at the Marina.

21st April is the date of the Annual Parish Meeting , the same day as the Queen's 90th birthday.

20. To receive a report on the monthly list of outstanding issues

October 08 Double yellow lines around the village, under review.

Wharf lease. Fraser Brown is dealing with the application to register the Lease with the Land Registry.

August 14. 52 Kneeton Road, replace tree. The Deputy Clerk was asked to write to Rushcliffe BC to ask if they can enforce the replacement. Ref 14/00875/TPO.

Sept 14 Welcome pack for newcomers to the village. See update under para 4.3.

Nov 14 Kicking goal on Butt Close. This is to be removed from the list.

Feb 15 Waste bin to fit outside Sports Pavilion. Deferred pending completion of Pavilion works.

Aug 15 Trim Trail/Fitness Trail. Deferred pending completion of Pavilion works.

Aug 15 Cuttle Hill project including new signpost at the cross roads. Deferred to 2016.

Aug 15 Hawthorn hedges at 107-109 Main Street. Action. The Deputy Clerk was asked to take this up again with the planners. The response from RBC on the hedge at 107-109 Main Street was regarded as inadequate and the hedges are in the Conservation Area.

21. To consider whether there are any consultation issues arising from the agenda

21.1 The reinstatement of the Pavilion and lease. Consulting with Sports Club.

22. To consider whether there are any insurance/risk assessment issues arising from the agenda

Insurances

22.1 Wharf roadway

Review insurances.

22.2 Lease to Sports Club. Nothing further to report as yet.

Action. Insurances and liability position to be checked out when the lease to the Sports Club and the sublease to the tennis club is in final form. Cunningham Lindsey are to be asked in April 2015 to revalue the Sports Pavilion reinstatement costs, for insurance purposes. The fire alarm will need weekly testing.

22.3 Fireworks display 21 April

See draft risk assessment and method statement

23. To receive reports from Committees

Nothing to report

24. To receive and consider reports from the Clerk

23.1 Two allotment holders had yet to pay their £10.

23.3 Proposals from the users of the eastbridgford.net domain names is awaited and no further action is required at the moment.

25. Matters for report

25.1 a trailer has been dumped on Brunts Lane, which is unadopted, and there is no owner registered at the Land Registry. Rushcliffe BC is arranging for removal.

25.2 Cllr Hall reported that the hedge in the car park needed cutting back. Resolved that Cllr Hall arrange with Brian Marshall to do so. Proposed by Cllr Turner, seconded by Cllr Hunt and all agreed.

25.3 Cllr Hall reported that scrap metal needed to be removed from the foot of the allotments, but that there was more non-recyclable plastic than recyclable metal. To be considered further.

25.4 Cllr Sharma reported that the condition of Springdale Lane was not good. This lane is unadopted and there is no owner registered at the Land Registry. To be considered further along with potential costs of repair and by whom.

25.5 The twitchell off Cherryholt Lane is often blocked and impassable for wheel chairs. To be considered further.

25.6 Cllr Maylen reported that the dropped kerbs on pavements on Main Street upset the pavement configuration for wheelchairs, and the Deputy Clerk was asked to raise this with County Highways.

26. Crime and Disorder Act 1998

The Deputy Clerk reported on the provisions of the Crime and Disorder Act 1998

S.17 Duty to consider crime and disorder implications.

(1)Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

The Deputy Clerk reported that in his view there was nothing that was decided at this meeting that would be likely to have an adverse effect on prevention of crime and disorder in the Parish

27. Correspondence for information only

Police and Crime Commissioners - Rural Policy

The meeting closed at 10.13 pm.

Cllr P Clarke

Date

Chairman's Report, March 2016

Chairman's report, March 2016

Shelford Sand and Gravel

The 6 weeks formal consultation started on February 15th. The consultation is focussed on the appropriateness of the procedure used and how the judgments were made. I submitted a response online, which will be the subject of a written representation to the examination process, and this has been circulated to Councillors. Individual Councillors may wish to respond themselves.

Queen's 90th Birthday and Clean for the Queen

The Clean for the Queen will take place on Saturday March 5th from 9.30am to 11.00am, starting at the Car Park. The finishing time will allow for coffee at the monthly gathering at the Chapel. The risk assessments to be used on the day have been updated and will be attached with this report.

I have received a complimentary copy of a Commemorative Medal for Schools and Councils, which I will bring to the meeting so that the Council can decide what to do about it.

Pavement on Butt Lane

At the time of writing, this has just been completed. It involved significant disruption, but it is a welcome improvement, not least the more direct access to the medical centre from the eastern side of Cross Lane, with additional dropped-kerbs.

Grit Bin on Haycroft Way

This is in the process of consultation. One response to date, which seems very appropriate, requests a different design of grit bin to better fit in with the other street furniture in that area, together with some suggested examples. The deadline for responses is the day of the meeting.

Pavilion

A recent site meeting revealed continuing very good progress. With the roof finished, and light pipes installed, internal works continue apace. Councillors Turner and Sharma have been involved in detailed consultations with the Sports Club and the contractors about the club room, including kitchen finishes and the design of the bar. This has taken some time and effort, so many thanks to them and the others involved.