

Minutes of the Meeting of **Holme Pierrepont & Gamston Parish Council**
Monday 13th November 2017 at 7.15pm in Gamston Village Hall, Old Tollerton
Road, Gamston

Members Present: Cllrs Melvyn Tisbury, Cynthia Stacey, John Mason, David Cuthbert, Geoff Prett, & Gary Arkless.

In attendance: Julia Barnes (Clerk), Borough Cllr Jonathan Wheeler, Mason Soiza and fiancée (Planning app 17/02210/FUL)

5121. APOLOGIES FOR ABSENCE

Cllr Bancroft sent his apologies due to appointment at son's university.

Cllr Hackett sent her apologies due to holiday in Australia.

Cllr Griffiths sent her apologies due to convalescing from emergency appendectomy.

Borough Cllr Wheeler sent his apologies for a late arrival due to a prior meeting.

County Cllr Cutts sent her apologies due to a clash with a City Council engagement.

5122. DECLARATIONS OF INTEREST

None.

5123. ORDER OF BUSINESS

6. District Report and 7. Planning to be deferred until Borough Cllr Wheeler's arrival.

5124. MINUTES

TO APPROVE MINUTES FOR THE PARISH COUNCIL MEETING HELD ON 9th OCTOBER 2017

Cllr Stacey proposed and Cllr Prett seconded the motion that the Minutes be approved. Vote was taken, unanimously in favour. Minutes were adopted.

Cllr Arkless to upload October '17 Minutes to the HP&G PC website.

5125. COUNTY REPORT

No County report submitted.

Clerk read a response received from Cllr Cutts regarding cycle lanes in Gamston. It confirmed that the City Council have no intention of introducing any further lanes as the funding, which is from outside Nottinghamshire, has been exhausted.

Agenda items 7. & 8. to be deferred until Borough Cllr Wheeler's arrival.

5126. PLANNING APPLICATION – 17/02210/FUL

It was agreed to allow the members of the public to speak about their planning application at this point in the meeting.

Mason Soiza and his fiancée spoke about their planning application to replace the 3 bed Jubilee Cottage and 4 bed annexe in Home Pierrepont with a new 5 bedroom dwelling. They explained that the existing buildings were now derelict. The plan was to double the footprint of the existing dwellings.

Cllr Tisbury noted that the properties were situated in the green belt and no development on that scale had previously been approved. Cllr Tisbury commented on the supporting plans to the application and considered them to be inadequate. Based on the information provided and in order to be consistent with prior responses, Cllr Tisbury would recommend objecting to the application. The open aspect of the green belt countryside would be compromised. The proposed design of the large modern building, although a subjective view, is not attractive. The doubled footprint is also an issue.

Mr Soiza's fiancée explained that they were a recently engaged couple that wanted to build their forever home on the plot. Initially they had planned to extend and incorporate the annexe with the main house but due to the run down nature of the properties it was decided preferable to knock down and rebuild from scratch.

Mr Soiza's fiancée stressed that although the plans did not reflect this, their intention was not to build a modern town house in the countryside, but an old reclaimed brick Georgian styled house with stone edged windows. They had experienced difficulties with a number of architects and their actual plans were not reflected in the paperwork.

Cllr Tisbury explained that he had no problem with appropriate redevelopment, but when looking at the existing buildings the plans to increase area by 60% is a huge increase in scale. Usually permitted development falls between around 15 and 20% increase. Cllr Tisbury spoke about how the open characteristic of the green belt would be compromised and would have an affect on the environment, even if only seen regularly by a few people. Mr Soiza explained that the house was to be dropped down to ensure the highest ridge height would be the same as that of the current house.

Mr Soiza noted that if planning permission were denied they would have to sell the plot for the development of 2 properties with separate driveways that would possibly result in 2 short term lets, as opposed to one family home.

Cllr Tisbury asked about the fact that one elevation was 100ft long. Mr Soiza explained that this was to accommodate a bowling alley in the games room.

Cllr Prett asked about presence of bats in the existing property. Mr Soiza explained they had had one survey and were due to have another one in May 2018. This would be a dusk until dawn survey carried out by Environment England.

Cllr Tisbury commented that the aerial photograph included as part of the online plans was of the wrong piece of land. Discussion regarding this application was concluded until the arrival of Borough Cllr Jonathan Wheeler.

5127. RUSHCLIFFE LOCAL PLAN CONSULTATION

Cllr Tisbury spoke about the Rushcliffe Local Plan Consultation, with a deadline for comment of Monday 27th November 2017. The plan documented preferred housing sites for an additional 2550 dwellings.

Cllr Tisbury suggested a response of behalf of the PC which was to support the Borough Council who are against designating any further housing adjacent to the 4000 dwellings already earmarked for Land to the East of Gamston. Cllrs were happy with that approach. It was agreed that no comment was to be made regarding peripheral areas eg Bingham that are not close by. Agreed the general approach to spread the shortfall over a number of existing sites.

7.45pm Borough Cllr Wheeler arrived at the meeting.

Cllr Tisbury to draft a response for submission by the deadline date.

Clerk to submit consultation response on behalf of HP&G PC.

5128. PLANNING

- v) *17/02210/FUL Mr Mason Soiza Demolition of dwelling and annexe and construction of new two storey dwelling Jubilee Cottage, Holme Lane, Holme Pierrepont, Nottinghamshire, NG12 2LD.*

Further discussion took place regarding this application. Cllr Tisbury reiterated his concerns regarding the doubling of the footprint and building a very large house, compromising the openness of the green belt. The owners stated that they had met with RBC planners prior to submitting this second application for the site and that the planners were happy with this revised submission. Cllr Tisbury was surprised this was the case, based on the information presented online.

Cllr Tisbury commented that the proposal would result in the loss of a household, two properties being combined into one, and at a time when RBC are very short of housing the creation of two smaller households may be preferable.

Cllr Wheeler explained that he was arranging a meeting with the planning officer and the owners to discuss the scale of the proposal and to understand why this size of development in the green belt is now considered acceptable when previously it hadn't been. Cllr Tisbury to attend this meeting. He explained that based on the online information he would be happy to object to the proposal but may change that decision when visiting the site in person.

Clerk to contact RBC Planning Department to request extension for comment of one week until 24th November 2017.

Borough Cllr Wheeler/Cllr Tisbury to arrange site meeting with the applicant.

Applicants left the meeting.

- ii) *17/02324/FUL Mr & Mrs Sahdev Side extension to create new garage, existing garage converted to habitable space 1, Kentmere Close, Gamston, Nottingham, NG2 6NS. (revised documents).*

Parish Council still object to revised plans. The revised plans show a hedge height of 1.2m in part but no information that the hedge will be maintained at this level, sight

lines are still affected. The plans compromise safety, there is often on street parking and this will exacerbate the issue of visibility. A Land Registry search confirmed that the conifers between the house and Ambleside are on land also owned by the applicants. These are overgrown and have not been maintained.

Parish Council Response : OBJECT

- iii) 17/02051/FUL Mr Daniel Bedward Single storey side extension 14, Garsdale Close, Gamston, Nottinghamshire, NG2 6QB.

Parish Council Response : DO NOT OBJECT

- iv) 17/02338/TPO Mr George Brook Crown reduction, removal of deadwood and thinning of lime 3, Croyde Gardens, Gamston, Nottinghamshire, NG2 6SX.

Parish Council Response : DO NOT OBJECT to any work recommended by RBC Arboriculturist

- vi) 17/02455/FUL Mr & Mrs Senior Single storey extensions to side and rear, two storey extensions to front and rear, new porch and construction of car port Nettle Barn, Bassingfield Lane, Bassingfield, Nottinghamshire, NG12 2LG.

Discussion took place regarding this application with differing views regarding the subjective nature of the design. The plans are for a modern metal and glass extension. Some considered this bold design a positive feature, others objected to the aesthetics as being dissimilar to the surrounding community. Vote was taken. In favour of objecting; Cllrs Stacey and Prett. Against objecting; Cllrs Tisbury, Mason, Cuthbert & Arkless.

Unanimously agreed to object to the car port as this would result in the cutting down of trees and the property already has two double garages.

Parish Council Response : DO NOT OBJECT to extensions. OBJECT to construction of car port.

Cllr Prett asked if a decision had been made regarding the extended licensing hours at The Gamston Lock public house by 1 hour in the evening and 1.5 hours in the morning. Borough Cllr Wheeler confirmed that this amendment was to be approved.

5129. DISTRICT REPORT

Borough Cllr Wheeler spoke about the retrospective planning application at The Gamston Lock for 8 car parking spaces which was approved with the condition that a barrier, agreed with the residents adjacent to it, be erected to stop car headlights shining into houses.

Cllr Wheeler told the meeting that Rushcliffe Borough Council had been nominated for Most Entrepreneurial Council Award.

Cllr Wheeler spoke about the West Bridgford Growth Board who were due to issue a report shortly. The report will include plans for WB town centre, parking and development of Tudor Square. It was noted that the roads in and around WB are quite chaotic and congested at times.

Flawforth Lane is still closed sixteen weeks after it was due to reopen. It is anticipated it will open again on Friday 17th November '17.

Cllr Wheeler explained that he was due to attend a committee regarding tree policy and would report back at the December '17 PC Meeting.

Cllr Prett raised the issue of broken fencing along the footpath near Stavely Way. Cllr Wheeler has emailed Barry Herrod regarding the fence. Also there are very few lights along the canal footpath from Stavely Way.

Cllr Wheeler will speak with County Cllr Cutts regarding lighting.

Cllr Arkless noted that no remedial work had been carried out at the junction with the A52 near The Goose with regard to lights out.

Cllr Arkless to chase up by emailing County Cllr Kay Cutts. (cllr.kathrine.cutts@nottsc.gov.uk)

5130. VILLAGE HALL UPDATE

Clerk noted that local resident Hilary Middlecote had found 5 people who were prepared to look after village flower planters. Cllr Tisbury has thanked Hilary for her help and explained that further plans would be made in the spring.

Cllr Tisbury explained that he had spoken with the Fire Officer that had recommended storage of the barbeque gas canister outside and that it was purely his recommendation and not a legal requirement.

Clerk to find out if Cllr Bancroft had any recommendations regarding the efficient use of the Village Hall heating system.

It was noted that the VH side door wood had split again. Discussion took place and it was agreed that it needed to be examined in daylight. It was agreed to find a carpenter to take a look at the door. It was suggested that the closer arm was not set on a sufficient resistance setting in order to prevent it slamming in high winds. Cllr Tisbury explained that the door doesn't need to include so much glass, could have just a panel at the top. Cllr Tisbury expressed his disappointment at the damage not being reported at the time it happened.

Cllr Tisbury to investigate a temporary solution.

Clerk to speak with Bookings Clerk to get her to re-emphasize to users that the drop down door bolt should be used at all times if the door is to be left open.

Cllr Cuthbert informed the meeting of some good news as the Big Lottery Fund grant application he had submitted for audio visual equipment had been approved. Cllr Stacey asked for formal thanks to Cllr Cuthbert for all his hard work in progressing this initiative and securing grant funding be minuted.

Cllr Cuthbert to forward confirmation of grant email to Clerk.

Cllr Cuthbert to arrange further visit from Nottm Hi-Fi and inform Cllr Arkless of date in order to raise issue of potential wi-fi at the Village Hall.

Discussion took place regarding licensing of the Village Hall for events including the sale of alcohol. Both temporary and permanent licences were a possibility.

Cllr Arkless to investigate the permanent entertainment licence options available.

Cllr Tisbury spoke about the possible future plans to use the VH as a pop up restaurant say once a month.

Cllr Prett asked if the Nottm Hi-Fi equipment would support TV in order to possibly screen Football World Cup games next year. Cllrs thought they could be streamed through a computer with appropriate licensing.

9.07pm Borough Cllr Wheeler left the meeting

Cllr Tisbury explained that Cheryl Newman the Bookings Clerk had updated him with the current regular usage of the Village Hall. Since the opening of the new Village Hall there has been an increase in the amount of email, telephone and face to face enquiries, hall viewings to attend and consequently more actual bookings. This necessitated an increase in the amount of cleaning required and purchase of cleaning products. The Bookings Clerk has expressed to the Clerk that she is finding it impossible to complete all work required within her contracted 25 hours per month.

Cllr Tisbury proposed and Cllr Stacey seconded the motion that the Bookings Clerk monthly contracted hours be increased from 25 hours to 30 hours per month. This would still be below previous levels of cost. Vote was taken. Unanimously in favour.

Cllr Tisbury asked that formal thanks for all Cheryl's hard work was minuted and passed on to her.

Clerk to inform Bookings Clerk of agreed increase in contracted hours and pass on Parish Council gratitude for all her hard work.

5131. HP & G PARISH COUNCIL WEBSITE

Cllrs Tisbury and Stacey expressed their thanks to Cllr Arkless for all his hard work on bringing the HP&G website up to date.

Discussion took place regarding whether we can find out how many hits the site is receiving.

Cllr Stacey to lend Cllr Tisbury her A3 Parish Boundary map in order for him to scan and send electronically to Cllr Arkless for inclusion on the website.

Clerk still to provide Cllr Arkless with accounts information to upload to the website.

5132. AUTUMN NEWSLETTER

Another superb newsletter has been created by Cllr Prett and Susan Toon.

Cllr Stacey wanted to thank Cllr Hackett for her fabulous Pirate Summer Play Day article that was written from the perspective of Captain Hook!

5133. CHRISTMASTIME AT GAMSTON VILLAGE HALL

Plans for the Parish Council Christmas event are progressing well.

Clerk to create a map of the grounds ahead of the event and distribute.

Discussion took place regarding access to the VH grounds via the large gate. It was agreed to buy a combination lock for the gate with a code that can be regularly changed.

Cllr Tisbury to purchase combination lock for the large VH gate.

Cllr Mason explained that we need a team of helpers on the day (Saturday 9th December '17) to assist in setting up the gazebos etc. Cllr's Cuthbert and Tisbury would be available from 10.15am. Cllr Arkless returns from USA that day but may be available to help depending on jet lag. David Litchfield is available. Cllr Bancroft to be contacted to see if he is also available in the morning.

Cllr Tisbury kindly offered to take the PC solar lights to test. Intention is to use these on the surrounding hedges.

Clerk informed the meeting that the Play Park and Village Hall trees would be delivered around 9.30am on Thursday 7th December '17. Help would also be required for a short time in order to site the Play Park tree.

Cllr Griffiths informed the Clerk that she had purchased large induction pans from her Parish Councillor allowance to donate to the Parish Council for heating mulled wine at the Christmas event. Cllr Stacey thanked Cllr Griffiths for her kind donation.

Clerk to collect induction pans from Cllr Griffiths.

5134. COUNCILLOR UPDATES

Cllr Arkless noted that the tow paths had been cleared on one side of the canal. He also spoke about the foliage clearance that Morrisons had undertaken around the petrol station. It was expressed that this was an improvement however there was some concern as to whether trees had been removed. It was agreed that just dense undergrowth had been cleared and the result was a definite improvement.

Cllr Prett spoke about a chainsaw sculpture of a bird in the Parish. He would arrange for pictures to be included on the website.

Cllr Mason updated the meeting on the completion of repairs to the Play Park as per the inspection report. He noted his thanks for the excellent work James Harrison the Tree Surgeon had performed at the Play Park. Cllr Mason continues to monitor the football pitch for flooding.

Cllr Mason noted that there will be a need to clear the leaves off the Play Park area once they have stopped dropping. It is quite a strenuous job and suggestion was made to ask StreetWise to quote for the work. Cllr Tisbury also offered use of his garden blower.

Cllr Mason explained that two notice board locks had been damaged. It looks like someone had tried to gain entry using a chisel or similar. It was noted that a new notice board is required on the corner of the Village Green.

Cllr Stacey expressed her thanks for all the work that Cllr Mason and David Litchfield do to maintain the Parish Council assets.

5135. FINANCE

Clerk issued all Cllr's with copies of the month's financial transactions and details of cheques for signing.

Discussion took place regarding the purchase of webbing to make the parking area weather proof. It was agreed that the remaining £1000 in the Web budget that had been saved by Cllr Arkless updating in-house, would be reallocated to purchase webbing.

It was also noted that the wooden gate to the Village Hall from Old Tollerton Road would need replacing.

Clerk to issue November '17 finance handouts to Cllr's Bancroft, Hackett and Griffiths.

Clerk still to arrange for Cllr Prett to be added to the PC cheque signatories list.

5136. CLERKS REPORT

Clerk told the meeting she had received correspondence regarding 'Nottinghamshire Minerals Local Plan Issues and Options Consultation'.

Clerk provided copies of poster for notice boards inviting people to complete the Notts County Council Residents' Survey.

Clerk explained that by 2020 the Village Hall would need to arrange to change their energy meter to a smart meter.

Clerk explained she had been notified that December would be the last month she could pay the PC PAYE over to HMRC by cheque at the Post Office.

Clerk explained that she had arranged delivery of the 5 free 20kg winter salt bags and also purchased two small grit bins to place around the hall and at the top of the steep path.

Clerk told the meeting she had received correspondence regarding 'Public Consultation of the Introduction of Mixed Crewing and Alternative Crewing' from Notts Fire & Rescue Service.

Clerk noted that a conference of Nottinghamshire Parish & Town Council Chairs, Vice-Chairs and Clerks was due to be held in December '17.

Clerk to investigate new methods of payment of PAYE to HMRC.

Clerk to speak to Tree Surgeon regarding adding in review of fruit trees at the Village Hall to the annual review.

Clerk to acquire Tree Surgeon invoice for the last two years reviews.

5137. DATE OF NEXT MEETING

The next meeting of the Parish Council was confirmed as **Monday 11th December 2017** in **Gamston Village Hall, Old Tollerton Road, Gamston.**

The meeting ended at approximately 10pm