

Minutes of the Meeting of **Holme Pierrepont & Gamston Parish Council**
Monday 9th April 2018 at 7.15pm in Gamston Village Hall, Old Tollerton Road,
Gamston

Members Present: Cllrs Melvyn Tisbury, Cynthia Stacey, John Mason, Mark Bancroft, Janet Hackett, David Cuthbert, Geoff Prett, Sally Griffiths & Gary Arkless.

In attendance: Julia Barnes (Clerk), County Cllr Kay Cutts & Borough Cllr Jonathan Wheeler.

5194. APOLOGIES FOR ABSENCE

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

5195. DECLARATIONS OF INTEREST

Cllr Tisbury noted a declaration of interest in Agenda item 7 iii) Willowbrook Farm.

5196. ORDER OF BUSINESS

Agenda items pertaining to Borough Cllr Wheeler to be deferred until his arrival.

5197. MINUTES

TO APPROVE MINUTES FOR THE PARISH COUNCIL MEETING HELD ON 12th MARCH 2018

Cllr Prett noted that Minute 5186. should read ‘...canal *side* development...’.

Cllr Prett noted that ‘.../or.... ‘ should be omitted from Minute 5188.

Subject to the above amendments, Cllr Prett proposed and Cllr Griffiths seconded the motion that the Minutes be approved. Vote was taken, unanimously in favour. Cllr Arkless abstained as was not present at the March 2018 meeting. Minutes were adopted.

Clerk to amend March ‘18 Minutes and forward to Cllr Arkless.

Cllr Arkless to upload March ‘18 Minutes to the HP&G PC website.

5198. COUNTY REPORT

County Cllr Cutts spoke about the HS2 Board. The plans to bring the line to Toton will benefit Nottinghamshire. A hybrid bill is being passed through parliament and once that happens the plans will then not change.

Cllr Cutts spoke about the extra care units in Newark. They are very nice, not a care home, but assisted living paid for by Council Tax.

Cllr Cutts told the meeting she had attended the local 6th Form’s ‘Question Time’ event. It was excellent with question topics including tuition fees, mental health in teenagers and online bullying.

Cllr Cutts spoke about a new WW1 monument on the Embankment that was being partly funded by the County Council.

Cllr Cutts also spoke of the new property in Newark for the Orchard School. They provide both a day centre and accommodation.

Cllr Cutts had attended a Duke of Edinburgh Awards presentation at the open branch at Radcliffe-on-Trent. She noted that it was a great addition to a young person's CV.

Cllr Cutts congratulated Cllr Stacey on the HP Garden event. It had been a great success and raised a lot of money for St Edmund's Church, HP.

Cllr Cutts had attended the Installation of the High Sheriff. This is an ancient position dating from the thirteenth century where historically the Queen picks the next High Sheriff with a silver bodkin. Nowadays this position is purely ceremonial.

5199. DISTRICT REPORT

Licencing

Cllr Arkless explained that he had applied for the annual premises licence on behalf of the Parish Council. A notice had been included in the Spring Newsletter that was delivered to every property in the Parish. The Clerk displayed notices around the Village Hall site. Cllr Arkless explained to the meeting that the Village Hall notices did not match the exact wording of the Newsletter notice. Although both notices are factually correct each property must receive a copy identical to the notice displayed at the Village Hall, within 10 days.

Discussion took place regarding the logistics of achieving this and also two complaints that had been received regarding the licence.

It was agreed that the Clerk would draft a letter to residents with the required notice printed on the reverse. This would be issued in the same way as the Newsletter within the allotted timescale.

The letter would stress the fact that the annual licence was being sought purely to save administration time and costs. The frequency and type of events taking place at the Village Hall would not change. The events are intended to increase a sense of community and have been well received. Letter to include the date for the summer BBQ. Letter to also offer residents time to discuss in person at the next Parish Council meeting on 14th May 2018 starting at 7.30pm.

Cllr Arkless explained that he was meeting with the Licensing Officer on Wednesday 11th April to discuss. Cllr Tisbury agreed to accompany him.

Clerk to draft Licencing letter to residents.

Clerk & Cllr Tisbury to arrange printing.

Clerk to distribute to Cllr's for delivery.

Cllr Arkless to upload notice to HP&G PC website.

Cllrs to distribute letter to Parish.

Acoustics

Discussion took place regarding the difficulty in clearly hearing during meetings. Cllr Cuthbert confirmed that he had spoken to a couple of people regarding remedies but had no costs as yet. The high ceilings and non-carpeted floor exacerbated the problem.

Cllr Tisbury explained that he had sent the VH plans to a high end provider of panels in order to receive a quote. This would guide us in terms of the maximum cost that could be incurred for a top end product. There are cheaper versions available but they would be less aesthetically pleasing and possibly less effective.

Meeting agreed that it was an issue that definitely needed to be addressed as we have a duty and responsibility as a Council to make our building as accessible as possible to all.

Cllr Griffiths explained that she had enquired at All Hallows Church about their acoustic panelling, but it was procured so long ago no one could remember the details.

Clerk to add Acoustics to May 2018 Agenda.

Village Hall Management

Cllr Bancroft explained that an air conditioning engineer would be servicing the equipment at the VH on Tuesday 10th April '18 and subsequently setting up a maintenance contract.

Cllr Mason explained that David Litchfield had fitted a new hand gate near the outdoor VH noticeboard. The old gate was rotting and the new gate matches the others around the hall.

Cllr Tisbury communicated the Bookings Clerk update.

The hall and facilities have recently been deep cleaned. This took around 5 hours in total, spread over a few days (due to the weather). The windows are still in need of cleaning, which I am planning on doing after the Easter holidays. The walls are showing signs of wear and tear and might benefit from a layer of paint! I've not found any dog mess recently (fortunately).

Many of the regular users have taken a break for the Easter period. Payments and booking forms for the new term are expected over the next couple of weeks.

As I may have mentioned in my last update, party enquiries and bookings have increased, many of the bookings are made by local residents.

The only problem I have had was a user disputing the parking. I asked politely if he would be kind enough to move his car away from the back of the hall. He said "there are no yellow lines, I'm not blocking anyone's drive so why should I move it?" I explained it is a narrow road and difficult for locals and emergency vehicles to drive down when people park there but he said "I work for the emergency services, they could access this road easily and locals don't have the right to dictate where people can park for their own comfort and convenience." Whilst he didn't agree with our parking request, he did move the car and wasn't intimidating or rude.

Cllr Tisbury thanked the Bookings Clerk for her comprehensive update.

Summer BBQ

Cllr Cuthbert confirmed that the Summer BBQ would be taking place on Sunday September 16th '18. Cllr Cuthbert also mentioned the possibility of holding a picnic event in the summer. He noted that the weekend of June 23rd was 'Come Together' weekend in memory of Jo Cox, our picnic could possibly be combined with this event.

Cllr Cutts also spoke about the possibility of combining this event with commemoration of the end of WWI and 100 years of the British Air Force. She also noted that there is a travelling Victoria Cross exhibition that is visiting libraries in the area honouring WWI recipients. This culminates in a service at Southwell Minster.

Cllr Cuthbert to check VH availability for possible community picnic.

AJAR Event

Cllr Prett explained that the band AJAR would be happy to play at the VH in return for a bucket collection at the event in aid of The Friary. Cllr Prett to progress looking at possible dates at the end of September or October.

Cllr Prett to progress AJAR event.

8.15pm County Cllr Cutts left the meeting.

Christmas Event Tree

Cllr Hackett confirmed that the preferred tree choice was the blue spruce. This will grow up to 10ft high. Discussion took place regarding whether to plant in a pot or in the ground. A tree in a pot would be more portable and slower growing but in the ground would take less looking after as it wouldn't require watering.

Cllrs unanimously agreed for Cllr Hackett to purchase the Blue Spruce. Majority of Cllrs agreed the tree should be planted in the ground, Cllr Tisbury abstained from this vote.

Cllr Hackett to purchase a blue spruce and arrange planting.

8.25pm Borough Cllr Wheeler arrived at the meeting.

5200. DISTRICT REPORT

Borough Cllr Wheeler kindly agreed to help purchase the community Christmas tree from his Divisional fund.

Cllr Wheeler explained that Rushcliffe Borough Council had won Entrepreneurial Council of the Year at the LDC Awards. The award was due in part to the fact that RBC make the most of their assets including StreetWise, Rushcliffe Arena and the Growth Boards. The Growth Board in West Bridgford is focusing on ways that local businesses can work better together for their mutual benefit.

Cllr Wheeler explained that this was the start of the new council year and had been a quiet month. In the coming weeks, as the growing season starts, it was anticipated the Open Spaces may become an issue in some areas.

Cllr Wheeler also attended the HP Garden Event and congratulated Cllr Stacey on a fantastic afternoon.

Cllr Wheeler explained that the Local Plan is in the process of being adopted. Empty shops on the high street are a problem and as rents are so high, there is a trend towards entertainment rather

than retail use of the space. Cllr Wheeler told the meeting that Ruddington Parish Council had called an Extraordinary Parish Meeting to address the issue of empty retail units in the village.

5201. PLANNING

- i) *18/00614/FUL (original app no 17/02455/FUL) Mr & Mrs Senior Single storey extensions to side and rear, first floor/two storey extensions to front and rear, new porch and pergola, and construction of car port (revised scheme) Nettle Barn, Bassingfield Lane, Bassingfield, Nottinghamshire, NG12 2LG.*

Cllr Stacey noted that much of this application has already been approved by RBC. This application applies to the courtyard room and pergola. The scale, height and design of the proposed works seeks to enhance the character of the existing building and its' immediate area, therefore recommend that we do not object.

All Parish Councillors agreed unanimously to not object.

Borough Cllr Wheeler noted that he would be maintaining his objection to the original application due to the sheer scale of the entire development in the green belt. Cllr Tisbury noted that once the already RBC approved development of green belt land East of Gamston took place, the aspect for this property would be changed.

Parish Council Response : DO NOT OBJECT

- ii) *18/00544/FUL Mr M Reynolds Proposed attached annex to existing dwelling to provide disabled access accommodation. Carromer Lodge, Bassingfield Lane, Bassingfield, Nottinghamshire, NG12 2LG.*

Cllr Stacey explained that the proposed annexe is sympathetic to the character and appearance of the neighbouring buildings. However, there are also plans for a proposed conservatory and porch that are not mentioned in the application. Cllr Stacey explained she had spoken to RBC planning who had advised her that any greenbelt extension should be proportionate and not increase more than 50% of the original footprint. As this application would result in an increase in excess of this recommendation would be to object.

Discussion took place regarding this application. Cllr Tisbury explained that if the occupant needed wheelchair access within the property this would explain the size of the proposed development. Cllr Tisbury considered that this proposed development did not impact on neighbours.

Cllr Stacey replied that this was still greater than the acceptable increase in size as advised by RBC. Also this was inconsistent with other Parish Council responses to large green belt extensions.

Cllr Tisbury responded that there was no actual rule regarding percentage increase in footprint, just guidelines. The house has been for sale for a long time and wherever the occupant moves to it is likely the property will need adapting.

A vote was taken regarding the Parish Council response. Object Cllr's Stacey & Hackett; Do Not Object Cllr's Tisbury, Cuthbert, Bancroft, Griffiths & Arkless; Abstain Cllr's Mason & Prett.

Parish Council Response : DO NOT OBJECT

iii) *Willowbrook Farm, Radcliffe Road, Holme Pierrepont*

Acting as a private individual Cllr Tisbury explained that he wanted to make the Parish Council aware of a proposed development within the Parish that he had already declared an interest in. Cllr Tisbury wanted to present the Parish Council with factual information and answer any questions the PC may have and provide them with an opportunity to have an input into the debate.

The area lies within HP&G Parish and was a former pig farm. The site includes two slurry tanks, a 30,000 sq ft of farm buildings including pig sties and machinery and a house. The site is in a state of disrepair and becoming derelict. He suggested it would benefit from redevelopment. However, the site is still officially classified as green belt despite the derelict farm being sited there. As the existing buildings are not capable of being reused, being subject to greenbelt policy, any application for development would be refused.

Cllr Tisbury explained that the landowner had been trying to find a solution to the issue in terms of development. They had been in discussion with Highways England for a number of years regarding possible vehicular access solutions off the A52. Highways England had approved in principle that a small development could have slip road access from A52.

Cllr Tisbury explained that the landowner had modest proposals for an 8 house development, landscaped and set back from the road to replace the decaying farm site. The size of plot could accommodate more than 40 houses but the landowner just wanted a development that was financially viable, approved by Highways England and removed the 'eyesore' created by the derelict farm.

Cllr Tisbury explained that in order for this proposal, or any other development scheme to receive planning, it would require an 'Exception to Policy' for current green belt policy. There is an upcoming RBC meeting on 26th April '18 to discuss the Rushcliffe Local Plan Part 2, identifying small pockets of potential residential development land. This is an opportunity for suitable sites for development to be promoted, on green belt land. The reason for raising this was to allow the Parish Council a voice should it have any desires to influence RBC. Borough Cllr Wheeler, as Ward member, can represent the majority opinion of the Parish Council at this meeting. Cllr Tisbury noted that although plans had been drawn up for a specific development, it was not approval of this he was asking, rather the principle that this site could be developed with something as opposed to an ever decaying disused farm site.

Discussion and control of the meeting was now handed over to Cllr Stacey and Borough Cllr Wheeler. Borough Cllr Wheeler confirmed that as per current planning policy any proposed development on this site would be automatically rejected. However, he was of the opinion that it would a logical decision to develop this land. It is essentially a brown field site that houses existing development, but as this falls within green belt land it is classed as green belt. Borough Cllr Wheeler explained that he would prefer to see a mix of residential and employment units on the site. However,

the meeting on 26th April '18 is not to determine what is built there, if anything, but agree the principle that it can be developed. Borough Cllr Wheeler will be able to represent the Parish Council's view as well as his own and undoubtedly if the Parish Council were in favour of development, the Planning Department would be more likely to look favourably on an Exception to Policy for this site.

Discussion took place. Cllr Stacey expressed concern over access to the A52. Cllr Tisbury explained that Highways England had been in discussion with the landowner, who accepted that only limited development would be possible on the site. Borough Cllr Wheeler suggested that maybe the road would eventually be widened.

The site is located adjacent to the A52 behind coniferous trees whose lower branches have been removed. The site is visible from the road.

Cllr Arkless noted that a huge estate had been approved for development on the green belt land on the opposite side of the road.

Cllr Bancroft reminded the meeting that as a Parish Council we had been opposed to the green belt development on the Land East of Gamston. He questioned the consistency of objecting on one side of the road and not on the other. Cllr Cuthbert replied that a development of 4,000 houses was vastly different to one for 8 houses.

Cllr Stacey expressed an opinion that any development should be set back from the road and camouflaged. Cllr Prett noted that the site looked very scruffy when viewed from the footpath. Cllr Hackett spoke about the fact that access to A52 from Sandy Lane had been closed. Cllr Griffiths was concerned that the development would increase the footprint of the existing derelict farm. Cllr Tisbury was able to confirm that the initial plans were to halve the area of what is currently there. Cllr Griffiths was also concerned about the vehicular access.

Borough Cllr Wheeler explained that residents of the adjacent Parish of Radcliffe-on-Trent were mindful that they didn't want to see development along the A52 resulting in Radcliffe-on-Trent joining up with Gamston.

Borough Cllr Wheeler explained that usually he would be against development in the green belt, but can see a huge benefit in developing this specific derelict farm site. The farm is a unique site and would not set a precedent for similar developments along the road to Radcliffe-on-Trent. Cllr Wheeler would be happy to put forward the view of the Parish Council.

A vote was taken to establish the view of the Parish Council regarding the principle of supporting the development of the Willowbrook Farm site by encouraging RBC to grant an Exception to Green Belt policy for this site.

In favour Cllr's Stacey, Cuthbert, Prett, Griffiths & Arkless; Against Cllr's Mason & Bancroft; Abstained Cllr Hackett. Majority in favour of supporting development.

Borough Councillor Wheeler explained that although he would be happy to express the majority PC view at the Local Plan Part 2 meeting, individuals within the Parish can also express their individual view.

Cllr Bancroft explained to the meeting that he was not happy with the way this agenda item had been dealt with. He considered that discussion of the scheme and voting thereon should not take place in the presence of Cllr Tisbury, who had declared an interest in the scheme.

Cllr Tisbury had not taken part in the discussion.

Borough Cllr Wheeler to represent majority Parish Council view at RBC Local Plan Part 2 meeting.

iv) Jubilee Cottage, Holme Pierrepont, Nottinghamshire

Clerk explained that she had received advance notice from Mr Mason Soiza of his re-submission of plans to develop the Jubilee Cottage site. He had asked if he could attend the meeting at which this application would be discussed.

Cllr Tisbury agreed to look at the application again and to invite Mr Soiza to the next meeting. Cllr Tisbury to email out an initial response to the new plans to all Councillors.

Clerk to contact Mr Soiza and invite him to attend the first May PC meeting starting at 6.30pm.

Cllr Tisbury to assess the revised application and email out initial thoughts to all Cllr's.

5202. PLAY PARK

Cllr Mason reported back to the meeting on the equipment enquiries he had conducted in the last month. Clerk explained that as a result of the article in the Spring Newsletter, she has received a couple of emails from Parishioners offering help in planning and possibly grant funding of developments to the Play Park.

It was agreed that in order to progress it was necessary to form a working party. It was agreed that this would include; Cllr Mason, Clerk and the two Parishioners that had contacted Clerk.

Clerk to make contact with two interested Parishioners.

Clerk to arrange initial meeting of Play Park Working Party.

5203. SPRING NEWSLETTER

Cllr Tisbury congratulated Cllr Prett and Susan Toon on another excellent edition of the Parish Newsletter.

Cllr Tisbury also thanked all of the Cllr's for delivering the newsletter.

Deadline for articles for the Summer Newsletter was noted as the end of June '18 in order for the completed publication to be delivered in the week commencing 23rd July '18.

5204. COUNCILLOR UPDATES

Cllr Stacey explained that they were experiencing some problems with 'boy racers' along Holme Lane and would like the PCSO contact details.

Cllr Arkless to let Cllr Stacey know the relevant PCSO contact name.

Cllr Stacey explained to the meeting that Highways England were liaising with the Parish Council in order to host a meeting for residents within the Parish, living along the A52, to explain the proposed change to the road system.

Cllr Prett explained that EMAS are no longer involved in CPR training.

Cllr Cuthbert reminded the meeting that it was Film Night on Friday – ‘A Man Called Ove’.

Cllr Hackett explained that another planning meeting for the Summer Play Day would be taking place shortly. The theme this year is Robin Hood and it will take place on Wednesday 8th August '18.

Cllr Mason asked for a ‘NO DOGS’ sign for the new VH gate.

Clerk to acquire ‘NO DOGS’ signage.

5205. FINANCE

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

Clerk explained that she had met with Cllr Prett at HSBC bank in order to add him to the cheque signatories list. If nothing is heard from HSBC within the next week or so, Cllr Prett will have been successfully added.

Clerk explained that the financial year end was 31st March '18. Clerk explained that for the next five years our accounts would be externally audited by PKF Littlejohn. Clerk has a considerable amount of literature to read and understand in order to comply with new auditor requirements.

Clerk also explained that after the tax year end of 5th April 2018 the HMRC reconciliation needs to be completed and the payroll year end documentation produced. The payroll system can then be rolled over into the 2018/2019 year.

Clerk to produce draft annual accounts.

Clerk to arrange internal audit with Brian Hardy.

Clerk to read and understand new auditor requirements.

Clerk to complete HMRC year end processes.

5206. CLERKS REPORT

Clerk reiterated that the Town & Parish Forum is now taking place on 2nd May 2018.

Cllrs wishing to attend Town & Parish Forum to notify Clerk in order to book a place.

Clerk explained that she had received details from the Mayor of Rushcliffe, Cllr Barrie Cooper, regarding an evening to raise funds for the Mayor’s Charity.

Cllr’s agreed to advertise the Mayor’s charity event in the Parish notice boards.

Clerk informed the meeting that she had received notification from NALC of new model Standing Orders (England).

Clerk to read new model Standing Orders and recommend changes to our existing Standard Orders, if appropriate.

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

5207. DATE OF NEXT MEETING

The next meeting of the Parish Council was confirmed as **Monday 14th May 2018, 6.30pm** in **Gamston Village Hall, Old Tollerton Road, Gamston.**

The meeting ended at approximately 10.20pm.