

Minutes of the Annual Meeting of **Holme Pierrepont & Gamston Parish Council**

Monday 14th May 2018 at 6.30pm in Gamston Village Hall, Old Tollerton Road, Gamston

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

In attendance: Julia Barnes (Clerk), County Cllr Kay Cutts, Mason Soiza and Becky (parishioners) and Martyn Paradise (parishioner).

5208. ELECTION OF CHAIRMAN 2018 – 2019

Cllr Arkless proposed and Cllr Griffiths seconded the motion that Cllr Tisbury become HP&G PC Chair for 2018 – 2019. Vote was taken, unanimously in favour, Cllr Tisbury abstained.

5209. ELECTION OF VICE CHAIRMAN 2018 - 2019

Cllr Tisbury proposed and Cllr Mason seconded the motion that Cllr Stacey become HP&G PC Vice Chair for 2018 – 2019. Vote was taken, unanimously in favour, Cllr Stacey abstained.

5210. APOLOGIES FOR ABSENCE

Cllr Cuthbert sent his apologies for a late arrival.

Cllr Bancroft sent his apologies for the Annual Meeting but would be arriving in time to attend the Annual Parish Meeting.

Borough Cllr Wheeler sent his apologies due to a prior meeting but would be arriving in time to attend the Annual Parish Meeting.

5211. DECLARATIONS OF INTEREST

Cllr Tisbury noted a declaration of interest in planning application 18/00780/FUL Mr Lee Loverseed, as it is his next door neighbour.

5212. MINUTES

TO APPROVE MINUTES FOR THE PARISH COUNCIL MEETING HELD ON 9th APRIL 2018

Cllr Prett noted that Minute 5199. should be titled VILLAGE HALL not DISTRICT REPORT.

Cllr Prett noted that the apostrophe should be deleted from 'Cllrs' in Minute 5199.

Cllr Prett explained that Minute 5201. iii) paragraph 11 should read '*Cllr Prett noted that the site looked very scruffy when viewed from the footpath.*'

Cllr Bancroft requested the following addition to Minute 5201. iii) *'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 added that *'Cllr Tisbury had not taken part in the discussion.'*

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. Minutes were adopted.

Clerk to amend April '18 Minutes and forward to Cllr Arkless.

Cllr Arkless to upload April '18 Minutes to the HP&G PC website.

5213. PLANNING

- i) *18/00795/FUL Mr Mason Soiza Replace existing dwelling and annex with new dwelling (resubmission) Jubilee Cottage, Holme Lane, Holme Pierrepont, Nottinghamshire, NG12 2LD.*

The applicants attended the meeting to speak about their plans. It was noted that planning calculations had been made based on percentage volume increase between the proposed new build and existing buildings rather than surface area. The applicant confirmed the increase in volume was less than 65% the level at which Rushcliffe would support.

Mr Soiza explained that the revised plans, comprising of just one building, provided a more open view. There are a number of large conifers that will camouflage some of the property.

Mr Soiza spoke about the concerns surrounding the omission of plans for a garage. He explained that the intention was to park their cars outside, next to the large windows in the bowling alley, in order for them to be seen from inside. Cllr Tisbury asked if Mr Soiza would agree to a condition that would automatically decline any future plans for a garage. Mr Soiza confirmed this would not be a problem.

Mr Soiza explained that he had spoken with local residents and urged them to look at the plot with him. He positioned balloons at the extremities of the proposed development to help neighbours visualise its' potential impact.

Discussion took place and Cllr Tisbury agreed to review the figures based on volume. Cllr Tisbury noted that design was a subjective issue. Cllr Tisbury agreed to meet on site that week with the Mr Soiza. Cllr Prett to also attend if available.

Cllrs Tisbury & Prett and Mason Soiza to meet at Jubilee Cottage at 9.30am on Friday 18th May '18.

6.50pm Mason Soiza & Becky left the meeting.

- ii) 18/00780/FUL Mr Lee Loverseed Replacement of windows, one and a half storey rear extension, increase in height of existing wall, and bifold doors in place of garage door. Village Post Barn, Main Street, Gamston, Nottinghamshire, NG2 6NN.

Cllr Prett circulated the following:

The proposed development consists of a number of items:

1. *Replacement of windows*

It is proposed to replace the existing “brown timber double glazed windows” with “double glazed grey framed windows”. The material to be used for the new window frames is not specified.

I have looked at the original planning application for the property (94/00173/COU) and the type of window is not specified but, according to the decision notice, the facing materials require approval from RBC. I suggest that we seek confirmation from the Planning Officer that the proposed new windows are approved by RBC.

2. *One and a half storey rear extension (inc. bifold doors in place of garage door)*

This description is confusing. The existing attached garage is to be merged with the kitchen to become a family room/kitchen and a new bedroom is to be built above what was the garage and a small part of the kitchen. The existing conservatory is also to be replaced by a garden room. The family room/kitchen and the garden room will have bifold doors to the garden.

The side window on the existing garage, facing Grange Farm House, is replaced in the family room/kitchen by two small windows facing Main Street. (N.B. The Royal Mail postbox on the building is not affected by the development.)

Access to the new bedroom is only via a spiral staircase from the family room/kitchen. There is no access to the other rooms on the 1st floor from it. There are obviously some practicality issues with this arrangement (e.g. access to the bathroom, delivery of furniture via a spiral staircase) but these are not our concern nor a planning issue.

Confusingly the garden room on the Proposed Plans and Elevations document differs from that in the External Garden Room Specification document. It is larger and has a different appearance. It is reasonable to assume that the Proposed Plans and Elevations document is correct and that the External Garden Room Specification document should be ignored. It is difficult to assess the size difference between the existing conservatory and the garden room. The garden room is probably twice the size of the conservatory but I do not believe that this is an issue. In summary, I can see no objections to the one and a half storey rear extension.

3. *Increase in wall height (and vehicle parking and access)*

The Application Form states “No Vehicle Parking details were submitted for this application. In my opinion, they should have been as the garage no longer exists. The existing drive has also been moved inside the garden wall and there is no indication on the plan how much hardstanding will be provided for vehicles.

The relocation of the garden wall to include the existing drive is, in my opinion, unacceptable as it affects the vehicle movements of other properties in the courtyard. The property is situated at the end of a hammerhead turn-around and there is an obvious impact if part of the hammerhead disappears.

It is proposed that the wall around the garden should be increased in height to 2m. The existing wall is already taller than me (I am 6ft (1.8m)) and, in my opinion, is already too high for a courtyard development.

In summary, the proposed garden plans are unacceptable and we should object to them (and hence to the application as a whole).

There is a comment from a resident on the planning application making exactly the same point.

N.B. The original planning application for the property (94/00173/COU) clearly identifies a hammerhead turn-around and shows a 1.8m high wall. The current wall exceeds this height.

Parish Council Response : OBJECT

Cllr Griffiths agreed to look at two further planning applications that had been received in the last week.

*18/01026/FUL Holme Hydro Ltd Retention of raised access hatch
with tent over to serve existing hydroelectric plant. Holme Lock, Adbolton
Lane, Holme Pierrepont, Nottinghamshire.*

*18/00831/FUL Mr & Mrs Trease Proposed loft conversion
including hip to gable roof alteration, rooflights to front and flat roof dormer to rear,
and insertion of new window to south west elevation. 25 Coniston Close,
Gamston, Nottinghamshire, NG2 6ND.*

5214. FINANCE

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

Clerk to produce draft annual accounts.

Clerk to arrange internal audit with Brian Hardy.

Clerk to read and understand new auditor requirements.

5215. VILLAGE HALL

Security

Cllr Tisbury explained that there had been some damage to the outside decking area and the perpetrators had been filmed on a nearby residents CCTV.

Cllr Tisbury noted that a few days later there was an attempt to break in to the Village Hall.

Discussion took place regarding the possibility of installing CCTV at the VH. It was noted that the addition of a CCTV camera may attract more attention to the hall.

Cllr Arkless to distribute information regarding CCTV to all Cllrs.

Cllr Arkless spoke about the possibility of increased security by installing a metal shutter on the office window.

Licensing

Cllr Arkless updated the meeting on the Premises Licence application. In essence it has been granted. The stipulation that no noise can reach any adjacent premises is going to be removed.

Acoustics

Discussion took place regarding acoustic panelling. Cllr Tisbury explained that he had received a quote for high quality panelling (supply and install) of approximately £2.5k. The meeting agreed for Cllr Tisbury to further investigate.

Cllr Prett noted that it would be an ideal time to look at redecorating the Village Hall after the panel installation.

Cllr Tisbury to further investigate the possibility of acoustic panelling.

5216. CONISTON CLOSE GRASSED AREA

Cllr Tisbury explained to the meeting that he had been asked by a Parishioner for help in getting her plants reinstated on the verge next to her house. She had received a letter from VIA requesting that she remove them. Cllr Tisbury had asked County Cllr Cutts for her assistance.

Cllr Cutts agreed it was a heavy handed approach and that the planting was not a road hazard, was maintained at the home owners expense and enhanced the aesthetics of the area, so could see no reason for them to be removed.

County Cllr Cutts to further investigate.

5217. COUNTY REPORT

County Cllr Cutts gave her monthly County Report during this meeting as she was also required to attend the Radcliffe-on-Trent Parish Council meeting this evening.

Cllr Cutts had attended the St Georges Day parade along with many of the citys Scouting movement. Cllr Cutts noted that there was a huge waiting list of both girls and boys to join but there is a dire shortage of volunteer leaders.

Cllr Cutts spoke about an imminent meeting with the HS2 Chief Executive.

Cllr Cutts explained that in the Nottinghamshire and Lincolnshire there were many historical airfields. She spoke about the plans for a Lancaster Bomber memorial sculpture with poppies falling from it.

Cllr Cutts had attended a local history tour of Mansfield Library covering a time period from the Ice Age up to 1950's. She explained that it was a fascinating display.

Cllr Cutts had attended the latest Sherwood Farms meeting. A combination of hot weather, wet grass and wind direction had resulted in a sight nuisance to neighbours at times.

Cllr Cutts explained that she was still hopeful the multi-user route to Cotgrave Country Park would be completed by the school summer holidays.

7.20pm **Cllr Cuthbert arrived at the meeting.**
Martyn Paradise arrived at the meeting.
County Cllr Cutts left the meeting.

5218. GENERAL DATA PROTECTION REGULATION (GDPR)

Clerk noted that the new EU GDPR legislation comes into force on 25th May 2018.

Clerk explained that the SLCC was running a regional training seminar in Nottingham on Wednesday 1st August 2018 to help ensure compliance.

Clerk to liaise with Cllr Arkless regarding seminar attendance.

5219. CLERKS REPORT

Clerk informed the meeting that there will be a hovercraft racing event at Hackett's Lake between 26th and 28th May 2018.

Discussion took place regarding Rushcliffe Borough Council policy regarding single use plastics and use of balloons and Chinese lanterns at venues within the area.

Clerk to acquire RBC environmental policy and distribute.

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.

5220. DATE OF NEXT MEETING

The next meeting of the Parish Council was confirmed as **Monday 11th June 2018, 7.15pm** in **Gamston Village Hall, Old Tollerton Road, Gamston.**

The meeting ended at approximately 7.25pm.