

Minutes of the Meeting of **Holme Pierrepont & Gamston Parish Council**
Monday 11th November 2019 at 7.15pm in Gamston Village Hall, Old Tollerton
Road

Members Present: Gary Arkless (Chair), Cynthia Stacey (Vice Chair), Melvyn Tisbury, John Mason, Geoff Prett, Sally Griffiths, Phil Jones & Alun Owen.

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

5454. APOLOGIES FOR ABSENCE

Cllr Bancroft sent his apologies due to a work meeting.

Cllr Hackett sent her apologies due to being on holiday in Australia.

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

County Cllr Cutts sent her apologies for a late arrival due to a clash with Radcliffe-on-Trent PC meeting.

5455. DECLARATIONS OF INTEREST

Cllr Jones declared an interest in the planning application 19/02484/FUL as it relates to his property.

Cllr Tisbury declared an interest in the planning application 19/02220/FUL as he lives opposite the property.

5456. ORDER OF BUSINESS

Agenda items pertaining to County Cllr Cutts and Borough Cllr Wheeler to be delayed until their arrival.

5457. MINUTES

TO APPROVE MINUTES FOR THE MEETING of the PARISH COUNCIL HELD ON 14th OCTOBER 2019

Minute 5445. iii) Cllr Griffiths clarified that it was the applicant that had discussed the application with RBC Planning, not herself.

Minute 5445. ii) Cllr Prett explained that the amended plans for this application stated a slate roof.

Minute 5442. Cllr Prett asked that the text be amended as follows. *'Cllr Prett asked Cllr Cutts about an article in the Sunday Times on 13th October '19 which stated that the Eastern line of HS2 was at risk of being dropped.'*

Minute 5451. Cllr Tisbury noted that 'Neighbourhood' should be replaced with 'Business'.

Minute 5447. Cllr Tisbury noted that he felt that other local businesses should be contacted, and not just Bassingfield wood yard.

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

Clerk to amend October '19 Minutes.

Cllr Arkless to upload October '19 Minutes to the HP&G PC website.

5458. VILLAGE HALL

General Update

Cllr Arkless read out Bookings Clerk monthly report.

'October has been a steady month with the regular bookings. The weekends have been quiet with no private parties this month. The Breakfast club and Fellowship Group have been the only weekend users. Maybe this isn't such a bad thing for the garden at this time of year, especially with the muddy, wet conditions. A few parties are reserved for November and December and lots of enquiries for 2020.

A local lady held a charity Halloween night for Meningitis on Friday 29th October and raised just short of £600.00 for her charity. I attended this event which was managed really well and all of the rules were adhered to! She wanted to say thank you to the Parish Council for the 50% charity discount. This booking was also the first to pay by BACS transfer that we are slowly introducing.

The radiators in the kitchen and toilets have been put on. I have pre-set the wall air-con at 20 degrees, this is switched on and off by pressing the yellow button and (as long as it isn't changed) should be a comfortable temperature at this time of year.

There hasn't been any dog mess found in or around the hall gardens recently. Could this be because of the new dog bin maybe?

The oven took a couple of days to deep clean but hopefully this should be to an acceptable standard now. The fridge and boiler were switched off recently which created a pool of water in the kitchen, I'm not sure who switched it off or why but guess it was just an error. If the hall is out of use for a few days I'll switch the water down to the minimum setting. If anyone else switches anything on or off I'd appreciate it if they could let me know so I can adjust it for the users as and when needed.

Saturday 7th December is reserved for the Parish Council event. The 6th is free in the evening if anyone needs to deliver or set up anything. There is a party the following day 13:30 – 17:30.'

Tree Surgeon Quotation

Meeting discussed the previously circulated quotation I103 from the tree surgeon. Unanimously agreed to **Option 1**.

Cllr Tisbury explained he was still happy to liaise with the tree surgeon regarding works required.

If any proposed felling would result in the surrounding trees eventually filling in the gap left, then new planting to be avoided.

Cllr Tisbury to contact tree surgeon to walk around the PC grounds (Play Park and Village Hall) and e-mail findings back to PC.

Cllr Tisbury to let tree surgeon know that PC approved Option 1 from quotation I103.

Metal Banner Hanger

Cllr Arkless explained that the banner hanger would be 2.6m high but the hedge is 1.6m high so purely the banner space would be visible above the hedge, similar to the existing notice board.

Cllr Prett stressed that he felt immediate neighbours should be consulted. Cllr Tisbury noted that there had been no problems historically but out of courtesy would mention to neighbour.

Meeting agreed that based on neighbour's consent and confirmation from Borough Cllr Wheeler that no Planning Permission is required, proceed with metal banner hanger purchase.

Borough Cllr Wheeler to confirm with RBC Planning that permission not required to replace notice board.

Cllr Tisbury to speak with neighbour regarding new notice board plans and report back to PC.

Grit Bin

Cllr Prett had kindly investigated the options available in order to replace the broken grit bin at the Village Hall.

Cllr Prett to email recommendation for replacement grit bin to all Cllrs.

Clerk to arrange purchase of grit bin and locate at top gate near pathway.

No Parking Signs

Cllr Arkless explained that a number of No Parking signs have been situated around Main Street end of the Village Hall site in order to deter inconsiderate parking.

5459. PARISH DEFIBRILLATORS

Cllr Owen confirmed that 14 residents had attended the recent EMAS defibrillator training at St Edmund's church in Holme Pierrepont, which had been well received.

Cllr Prett explained that there was an inclusion in the Autumn Newsletter regarding identifying possible sites in Bassingfield for a defibrillator. Access 24/7 is required and also an electricity supply.

5460. AUTUMN NEWSLETTER

Cllr Prett explained that the draft newsletter had been sent to the printers today.

Clerk to contact Susan Toon to obtain details of newsletter delivery date.

8pm County Cllr Cutts and Borough Cllr Wheeler arrived at the meeting.

5461. COUNTY REPORT

County Cllr Cutts explained that around 40 houses have been flooded in Bassetlaw. Businesses on Worksop High Street have also been affected.

Cllr Cutts had attended Full County Council meeting.

Cllr Cutts spoke about VIA road repairs and maintenance and advised that any issues be raised via the website.

Cllr Cutts mentioned high speed broadband availability throughout the county. Over 800 green boxes have been completed.

Cllr Cutts explained that she had attended 3 Remembrance Services, one in Radcliffe-on-Trent, one at Holme Pierrepont and lastly at County Hall.

Cllr Cutts had attended the opening of a new concert hall at Nottingham Trent University.

Cllr Cutts spoke about an initiative funded by 106 payments to provide each household in the Berry Hill estate in Mansfield with free bus passes for 3 months in order to visit college, supermarket, library etc

5462. DISTRICT REPORT

Borough Cllr Wheeler explained that he had also attended the Remembrance Service at St Edmunds church Holme Pierrepont. He congratulated the organisers for a very personal service of recognition.

Cllr Wheeler spoke about the 3000 free trees that had been distributed across the Borough.

Cllr Wheeler spoke about the presentation on Friday at 2pm in Gotham detailing the plans for the Fairham development in Clifton.

Cllr Wheeler reminded the meeting that the West Bridgford Christmas Lights Switch On event was taking place on Saturday 23rd November.

Cllr Wheeler spoke about soil samples being taken from some pockets of development land around Gamston and Tollerton. However, some landowners had refused. Cllr Tisbury noted that investment in ground testing usually only takes place once a planning application has been submitted.

Cllr Tisbury reiterated the concerns that a piecemeal approach to any development of the Land East of Gamston was not acceptable. Cllr Tisbury asked that Cllr Wheeler confirm that this land was only going to be developed in its' entirety and not sold off piecemeal and developed without a cohesive plan for the entire site.

Borough Cllr Wheeler to confirm strategy for development of Land East of Gamston is to develop in its' entirety, not with a piecemeal approach.

Discussion took place regarding the changes required to the surrounding road systems in order to accommodate any development. County Cllr Cutts confirmed that plans to widen the A52 were not included in the current 5 year road network plan. Cllr Tisbury spoke about the inefficiency

that, should the land development go ahead, all the current work on the A52 lighting would need to be re-done.

Cllr Tisbury asked Cllr Wheeler for details of the number of houses built against the target for the plan period. It was noted that the target was 13,150 houses between 2011 and 2028. Cllr Wheeler explained that a lot of developers are sitting on land and there is no way of forcing them to sell. He accepted that based on this fact it was important that areas such as Bassingfield and Regatta Way are protected from over-development in order to meet housing targets.

Borough Cllr Wheeler to report back to Dec '19 PC meeting on actual v target houses built within the plan period.

5463. PLANNING

- i) *19/02220/FUL & 19/02207/LBC Mr Leon Tomasevic Demolition of porch, bin store and side/rear extension and erection of two storey and single storey extensions; creation of new vehicular access including hardstanding and entrance gate; erection of detached summer house with associated patio area; erection of boundary fence; external alterations to the existing dwelling including the insertion of rooflights and internal alterations to the dwelling. Hall Farm House, Main Street, Gamston, Nottinghamshire, NG2 6NN.*

Discussion took place regarding the plans and it was agreed that there was concern over the size of the proposed summer house.

Borough Cllr Wheeler was still to speak with the Planning Officer dealing with the case, and report back to PC.

Clerk to submit partial response to application expressing concern over the size of the summer house.

Borough Cllr Wheeler to feedback any pertinent points from the Planning Officer with regard to this application to all Councillors and Clerk.

- ii) *19/02462/FUL Crofts Developments Ltd Full planning application for the demolition of Holly Farm and associated buildings and the erection of 7no. dwellings. Holly Farm, Bassingfield Lane, Bassingfield, Nottinghamshire, NG12 2LG.*

Cllr Tisbury had looked at this application on behalf of the Parish Council. The 7 dwellings proposed were a mixture of 2 and 3 storey and 4 or 5 bedroom. The application was to totally demolish everything on site and rebuild. Currently there is one large house and associated outbuildings. Plans increase the floor space by approximately 22%. The design is for very modern style houses whose back gardens face the street in order for them to be south-facing, which is a strange configuration aesthetically for the village. The application states that there would be less traffic from this development than the wood yard, however the wood yard is no longer situated there, but is located on the edge of the village. Also the fact that public transport is nearby is somewhat misleading. In summary the application is for 7 upmarket developments for which there is no need.

Parishioner Richard Thomas was given opportunity to speak regarding the application. He thanked the meeting for welcoming him and explained that he lived in Holme Farm opposite the proposed development site. Mr Thomas expressed various areas of concern over the application.

Firstly the lack of privacy to his property. The plans would result in a total of 35 windows overlooking his property.

Secondly the historic value of the buildings. The application states the barns are nineteenth century, but footprint of barns in that location can be traced via the Manvers Papers to the seventeenth and eighteenth century. They are integral to the local history and views of the buildings from the canal make the village a beautiful place to live.

Thirdly the issue of safety on the lane through the village. The route is used by many walkers, runners, cyclists, dog walkers and horses. The fact that the wood yard has now moved to the far end of the village makes this end of the village much quieter. The provision for parking in the application does not provide for visitors. The plans are for overdevelopment of the site and therefore unsuitable.

Mr Thomas noted that the boundary at the back of the proposed gardens onto the road is currently hedging that hosts much wildlife. The application would remove this resource. The justification for south facing gardens is in order for the new occupants to grow vegetables in a sustainable way. The likelihood of this is debateable.

The house has suffered from significant subsidence and the outbuildings are not liveable properties. Mr Thomas stressed that he was not anti-development but it must be carried out in a sympathetic way. Mr Thomas welcomed the developer and planners to meet with him and stand in his garden and get a feel for the level of intrusion of privacy the development would result in.

The fact that there haven't been further objections from within the village to date could be for a number of reasons including:

- self interest in wanting to purchase the properties
- self interest in owning similar pockets of land that they could sell themselves in the future for similar development
- close to the applicants family

Cllr Arkless questioned the voluminous amount of documentation associated with the application. Cllr Tisbury explained that many of the documents were a Planning Authority requirement for such an application.

Cllr Arkless explained that he had reviewed the planning documents and made the following points, taken from the provided documentation:

Heritage Assessment

Not a listed building

Earliest appearance of a building on the site is 1794 John Cary's map of Nottinghamshire.

The majority of the farm buildings are of early to mid-19th century date. The only part of the complex that maybe earlier is the first phase of the main house which may have earlier mid to late 18th century origins

*The proposed development will result in the **loss of an unlisted building complex and therefore substantial harm to their heritage significance**. This should however be considered in terms of the wider potential public benefits to be derived from the proposed development and the relative heritage significance of the buildings themselves.*

In conclusion, the significance of these buildings is largely derived from their age and historical interest as a largely early 19th century farmstead, with later alterations, and their associated aesthetic interest within their wider agricultural setting. This significance has been undermined by the loss of earlier historic fabric, most notably fenestration and doors. The setting of the farmstead does retain its general rural setting as part of a small dispersed settlement within a wider field complex.

Croft Planning Statement

A mix of 3 x 4 bedroom houses and 4 x 5 bedroom houses with all existing buildings on the site are to be demolished

Provision of 25 car parking spaces

Previous Planning Apps approved by RBC in Bassingfield

Holme Farm, Bassingfield for the conversion of stable block into 10 no. apartments and associated car parking was approved in October 2019. (This was in fact an application from the same developer).

A planning application at Elms Farm, Bassingfield to demolish the existing conservatory to the rear of the existing house and construction of a new single storey extension was approved in July 2019.

Green Belt

Section 13 of the National Planning Policy Framework 'Protecting Green Belt Land' states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 134 sets out the five purposes of Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns;*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Paragraph 143 of the NPPF states that inappropriate development in the Green Belt is harmful by definition and should not be permitted except in very special circumstances

Paragraph 145 indicates that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

However, exceptions to this are set out including limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:–

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and **contribute to meeting an identified affordable housing need within the area of the local planning authority.***

Policy 8 of the LPP1 Core Strategy requires a contribution of 30% affordable housing 2 in this location. For a scheme of 7 units this equates to 2 units. Applying the vacant building credit would result in the provision of only 0.44 of a unit.

In accordance with LPP1 Policy 8 the Borough Council does not seek contributions below one unit, therefore no affordable housing contribution or commuted sum is required.

Cllr Arkless stated that the developer was in fact using the exemption provided to build affordable housing in the green belt, as an argument to prove the need for this development but then arguing that because of the small number of houses involved that they were exempt from the need to provide said affordable housing.

Cllr Tisbury noted that redevelopment of the existing house structure would probably not be economic, but conversion of the outbuildings to residential dwellings could be and it should

be investigated. This approach would retain much of the character of the plot and the ambience of the village setting for future generations.

Borough Cllr Wheeler considered this application in the heart of Bassingfield to be inappropriate and would be commenting to RBC planning to that effect.

Parish Council agreed for Cllr Tisbury to create objection based on the following points:

- lack of public transport
- impact on the community
- incompatible street pattern
- unsympathetic to the existing location
- traffic and lack of visitor parking
- encroachment on green belt

Cllr Tisbury to compose a response to RBC objecting to the above application and circulate via email to Cllrs.

Clerk to submit agreed response to RBC planning portal.

8.50pm County Cllr Cutts left the meeting.

iii) *19/02484/FUL Mr & Mrs P Jones Demolition of conservatory and construction of single storey rear extension. 6 Eskdale Court, Gamston, Nottinghamshire, NG2 6NH.*

Cllr Jones left the meeting.

The extension is proposed for the boundary with Hall Farm House. Cllr Tisbury explained that the Parish Council must have a consistent approach to any application for development on a property boundary. The proposal would currently be situated behind a large coniferous hedge. This hedge can be reduced down to 2m. A possible planning condition to retain the hedge at that height could be requested. Cllr Tisbury wanted to see the plans before commenting.

Cllr Arkless asked that Cllrs communicate via email regarding the application, excluding Cllr Jones.

Cllr Tisbury asked for clarification on the changes to Standing Orders regarding declarations of interest as he was not present at the last meeting. Cllr Arkless explained that any pecuniary interest must be declared and that Cllr must then exclude themselves from discussions and votes. Cllr Tisbury was concerned that this was possibly too restrictive.

Clerk to submit agreed response to RBC planning portal.

Clerk to re-send email to Cllr Tisbury documenting declarations of interests' scenarios.

Cllr Jones returned to the meeting.

5464. PLAY PARK

Cllr Mason explained that the Play Park looked a bit of a mess at the moment. The football pitch repeatedly flooded and was quite dirty, although the flood waters do eventually drain away. The Play Park area is also covered in slippery leaves.

Meeting agreed that the football pitch was nearing the end of its' life and it was imperative that a replacement surface is sourced as part of the Play Park upgrade in 2020.

Cllr Mason explained that he was meeting with John Cottee in the near future to discuss Play Parks and astro turf surfaces.

Cllr Mason to liaise with John Cottee and invite him to attend a Parish Council meeting.

5465. COUNCILLOR UPDATES

Cllr Stacey told the meeting she had attended a Nottinghamshire Flood Warning workshop. Various flood scenarios were discussed. It is necessary for the Parish Council to have a Flood Resilience Store. Cllr Stacey noted that the high levels of rainfall have not affected the properties in Holme Pierrepont, but do impact on the roads. For that reason signage to indicate flooded road are required and could be stored in the barns at the back of Holme Pierrepont Hall. There are Borough Council funds available to establish Flood Resilience stores.

Cllr Stacey to provide Clerk with details to send Flood Resilience store funds request to RBC.

Cllr Stacey reminded the meeting that the Christmastime at Gamston Village Hall event is taking place on Saturday 7th December '19 between 2pm and 5.30pm. Gamston-Connect singalong choir will be attending. All offers of assistance on the day will be gratefully received.

Cllr Tisbury suggested doing a leaflet drop to the houses around the Village Hall to promote the adult singing at the Christmas event. Cllr Prett suggested we could advertise using the Village Breakfast email database.

5466. FINANCE

Clerk issued all Cllrs with copies of the month's financial transactions and details of payments. All payments this month are to be made via BACS from the new Unity Trust Bank Account. Two receipts this month have been received directly via BACS.

Cllrs Mason and Bancroft still to set up their online banking authorisation.

Clerk to ensure legal pensions responsibilities are completed on time.

5467. CLERKS REPORT

Clerk issued paper copies of the Parliamentary Election notices for the notice boards.

Clerk ran through the action points from October '19 Minutes to ensure all were either completed or carried forward to the next month.

5468. DATE OF NEXT MEETING

The next meeting of the Parish Council was confirmed as **Monday 9th December 2019 at 7.15pm** in Gamston Village Hall, Old Tollerton Road.

The meeting ended at approximately 9.35pm.