

South Leverton Parish Council

www.southlevertonpc.org.uk

**Draft minutes of the Parish Council meeting held on
Tuesday 17th July 2018 at 7.00 pm in the Memorial Institute**

Present: Cllrs G Wareham – Chair; G Muir; J Cawthorne; B Loates; S Rickards; Gill Taylor
Clerk - Sara Stilliard

South Leverton Residents: none

Guests: none

PUBLIC FORUM – none present

PLANNING MEETING

Apologies for Absence – received from Cllr Darlow which were accepted by Council

Declarations of Interest – Planning Meeting. - None declared.

New applications –

Variation of Condition 2 (To Add an Additional Pitch Plot 20) on P/A 43/12/00009 - Change Of Use Of Land For Stationing Of Caravans For Residential Occupation With Ancillary Works (Additional Hard Standing, Utility Blocks, Decking, Fencing, Package Treatment Plant, Electricity Box) Treswell Park Outgang Road Treswell Retford Ref. No: 18/00801/VOC | Received: Wed 20 Jun 2018 | Validated: Mon 25 Jun 2018 | Status: **Awaiting decision**

Planning permission has previously been granted for up to 18 plots. cursory inspection of the site demonstrates there are less than 50% of plots prepared to date and as such are not occupied. If and when the site is completed in accordance with previous granted applications the residential occupancies will result in a significantly increased population by comparison with existing local villages namely Treswell and South Leverton which are defined by BDC Core Strategy Policy as “All Other Settlements”. Policy CS9 determines that it is not appropriate to increase residential occupancies due to the dependence of “ALL Other Settlements” on other village infrastructures. In particular attention is drawn to the fact there is only one doctors practice in an area which extends from North Wheatley to Laneham encompassing some 10 villages. It is also highlighted that both Treswell and South Leverton are presently preparing neighbourhood plans, which amongst other matters will include construction of new residential dwellings in accordance with the wishes of village residents as determined to be in accordance with appropriate developments for their villages and taking account of local infrastructures. This application if granted would impose further increased residential occupancies on the local village residents, contrary to Policy CS9 and should be refused. In addition, Policy DM6 para 5.19 states that BDC strategic focus is to locate traveller sites close to settlements with a range of services and facilities. Treswell and South Leverton have no services or facilities, and therefore the imposition of the existing traveller site should not be extended from that already granted.

Action Clerk to pass these comments to planning

Discharge of Conditions 3, 4, 5, 11, 12 and 14 - Demolition of a Disused Agricultural Building and the Construction of One Detached Three Bed Bungalow with Garage and One Detached Four Bed 2 Storey Dwelling with Garage New Farm Stud Retford Road South Leverton Retford Nottinghamshire DN22 0BY Ref. No: 18/00817/COND | Received: Mon 25 Jun 2018 | Validated: Mon 25 Jun 2018 | Status: **Awaiting decision**

Council is not required to make any comments about the discharge of conditions

Proposed 49 Holiday Lodges, 32 Touring Caravan Pitches, 14 Glamping Pods, Reception Area with Manager's Accommodation, Store and Play Areas, Parking and Associated Infrastructure (Resubmission of 16/01363/FUL) Land At Elmwood Lodge Sundown Adventureland Rampton Road Treswell Retford Nottinghamshire DN22 0ED Ref. No: 17/01239/RSB | Received: Fri 15 Sep 2017 | Validated: Fri 15 Sep 2017 | Status: **Awaiting decision**

This application proposes a very large economic commercial business development in a rural area. Policy DM1 considers that economic developments in the countryside should appropriately be located in BDC larger settlements and rural service centres. Treswell is a very small "All Other Settlement" with no service provisions. Policy DM1 is applicable to "All Other Settlements" where increased residential occupancies are not considered to be appropriate due to dependency and therefore adverse impact on the infrastructure on surrounding villages with service facilities. The Sundown Adventure Land facility is open every day from 10 to 4pm. Therefore, the holiday lodges and caravans will provide accommodation for circa 300 + visitor occupancy throughout the year, resulting in a significant ongoing increased population and imposing unacceptable impacts on the local infrastructure and creating additional traffic pressures on all local roads. Attention is drawn to the fact that there is only one doctor's practice in an area which extends from North Wheatley to Laneham encompassing some 10 villages. These considerations enforce the parish council view that the application should not be granted.

Action Clerk to pass these comments to planning

Applications awaiting a decision – none

Decisions – none

South Leverton Neighbourhood Plan

A very well attended (44 people) meeting for residents was held on July 4th. The feedback from the attendees will be analysed and the next meeting is scheduled for July 26th to discuss this. The common themes were the need for the following in the village:

- Play areas
- Affordable / smaller homes for young people and downsizers
- Traffic calming measures
- Better public transport

PARISH COUNCIL MEETING

07.18.01 Apologies for Absence – received from Cllr Darlow which were accepted by Council

07.18.02 Declarations of Interest and Confidentiality

None at this stage

07.18.03. Report from the Chair

None

7.18.04. District and County Councillor Reports.

None present

07.18.05 Minutes of Meeting held on 19th June 2018

The minutes of the meeting were agreed and signed off as a true record of the proceedings.

07.18.06 Matters arising from the minutes not on the agenda.

None

07.18.07 The Lengthsman Scheme

Cllr Darlow will walk the village with Jack when mutually convenient.

Cllrs Muir and Loates will undertake to provide him with a list of regular jobs, in conjunction with Cllr Darlow, and also any special jobs which crop up. **Action Cllr Loates to call Jayne Foster and arrange for weekly meetings with Jack**

Jack to be asked to strim around the benches in the village particularly the new bench – see point 14.3 below. **Action Cllr Loates**

Concern was raised about Jack working in the road but this is permissible with the correct warning signs and as long as it is no more than a 30 MPH speed limit

07.18.08. Correspondence

There was only 1 item of correspondence this month

Posters for the notice boards of a Tour of Britain Cycle event in September and a screening of the War Horse film at Rufford Park in August **Action Cllr Cawthorne to put on notice boards**

07.18.09. Parish Paths/Rights of Way

07.18.09.1. Footpath along the Catchwater Drain

Laura Summers has agreed to contact Network Rail about this matter and asked that the PC be patient a little longer to allow her to action it. **Action Clerk to contact Laura Summers to agree to this with a 3 month time limit i.e. till October**

Laura also reported that she is getting quotes for the use of a machine which will flatten and smooth the green lanes. **Action Clerk to monitor this**

She has given some filler material to David Loates for the worst pot holes in the meantime

07.18.09.2. Issues to report

None

07.18.10. Highways/Pavements/Public Safety Issues

07.18.10.1 Street Lights & Pot Holes.

Town Street is on a list for resurfacing. **Action Clerk to remind John Ogle to try and give it some priority**

07.18.10.2 Issues to report

Trees by Orchard School on the pavement verge are very overgrown and obscuring signage etc. Apparently the verge on which the trees sit does not belong to either the school or Highways but the latter has cut the trees back in the past **Clerk to go back to Highways**

Nothing has been heard from Jo Horton about the traffic calming proposals submitted by Cllr Taylor. **Action Clerk to chase this**

07.18.11. Finance

07.18.11.1. Monthly Bank Reconciliation.

The Clerk presented the bank reconciliations to the 27th June 2018 - agreed by Council.

07.18.11.2. Payments.

The following payments for June were approved for payment. **Action Clerk**

S Stilliard	Salary & Expenses	£290.73
Jack Foster	Lengthsman for May	£130.00
Andrew Marsh	Refreshments for NP meeting	£176.03
Holmes Groundcare	Grass cut for June	£239.94
P Cawthorne	Litter picking to May	£ 96.00
Sth Leverton Mem Inst	NP Meetings	£ 61.00
KR Hewitt	Hedge trimming	£ 60.00
Steve Rockcliffe	IT Services April – June	£ 88.20
North Notts CFR	Donation	£ 50.00
CPRE	Membership fee	£ 36.00

07.18.12. Village Website

The minutes / agendas and other information relating to the Neighbourhood planning meetings are all on the site now

07.18.13. Redbank / The Beeches

A meeting with CAS Midlands and Cllrs Muir and Rickards has been held and all is well with no recent complaints from residents

07.18.14 Village matters to report

07.18.14.1 The Churchyard

The Church has finally responded to the PC's offer of a land transfer to say that they would like to accept it and will be presenting legal documents in due course

07.18.14.2 The grass cutting contract

The standard of grass cutting has been much improved recently. Clerk to now issue a formal contract to Holmes Groundcare and the Council will continue to monitor the quality on a monthly basis. **Action Clerk to send contract and letter noting the improved quality of the cutting**

07.18.14.3 Installation of bench / plaque

The new village bench has been installed at the cross roads of Rampton Lane and Brickings Lane and looks great. **Action Clerk to raise a cheque for JPS when receive invoice**

Cllr Muir has organised a plaque recognising the Rotary Club and will arrange a time for photographs to be taken and sent to the Rotary Club / Retford Times etc **Action Cllr Muir**

07.18.14.4 Defibrillator check

Cllr Jones has a replacement defibrillator should it be needed and kindly continues to make the monthly checks

07.18.14.5 Upcoming events in the village

Nothing to report

07.18.15. Dates of next meetings to be held at 7 pm in the Memorial Institute are as follows:-

Sept 13th / Oct 10th / Nov 14th

Sara Stilliard – Clerk, tel. 881582

www.southlevertonpc.org.uk