

# South Leverton Parish Council

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## Draft minutes of the Parish Council meeting held on Wednesday 16<sup>th</sup> January 2019 at 7.00 pm in the Memorial Institute

**Present:** Cllrs G Wareham – Chair; G Muir; S Rickards; R Loates; G Taylor; M Darlow;  
J Cawthorne

Clerk - Sara Stilliard

**South Leverton Residents:** one

**Guests:** none

**The Chair opened the meeting by wishing everyone a Happy New Year**

### **PUBLIC FORUM –**

A resident told Council that a new Planning Application for consideration, relating to a house in High Street, related to a previous application for retrospective planning submitted in November 2017. Approval for the extension was given with the exception of the rendering of the whole house. The current application includes render to the whole house. The Applicant's agent has submitted a case which states that there are 34 rendered properties in the village. However the resident told Council that most of these are over 100 years old (i.e. the render is likely to be necessary for structural and insulation reasons) and where render is used for aesthetic reasons these properties are not overlooked by any other.

There is very little render used in High Street so this would change the character of the street. Most new builds and extensions are required to use red brick to retain the character of the village. Approval for this change to render for aesthetic reasons would set a precedent.

### **PLANNING MEETING**

**Apologies for Absence –** none

**Declarations of Interest – Planning Meeting.** - none declared.

### **New applications –**

Proposed Single Storey Front Porch and Application of External Render to Porch and Existing House Applegarth High Street South Leverton Retford Nottinghamshire DN22 0BN Ref. No: 18/01632/HSE | Received: Wed 19 Dec 2018 | Validated: Wed 19 Dec 2018 | Status: **Awaiting decision**

Council considered that full render of the house would not be in keeping with the character of the rest of the houses in High Street i.e. red brick construction and was in contravention of the Village Design Statement. Whilst there was no objection to the addition of a porch Council voted to object on the basis of the render **Action Clerk to pass these comments to planning**

### **Applications awaiting decision –**

Change of Use of Existing Stable to Provide Holiday Accommodation Stables West Of Holmleigh Cottam Road South Leverton Nottinghamshire Ref. No: 18/01183/COU | Received: Tue 18 Sep 2018 | Validated: Thu 01 Nov 2018 | Status: **Awaiting decision**

## **Decisions –**

Conversion of Disused Stables to a Bakery with Customer Collection Facility Stable At New Farm Studd Retford Road South Leverton Nottinghamshire DN22 0BY Ref. No: 18/01437/COU | Received: Thu 01 Nov 2018 | Validated: Mon 26 Nov 2018 | Status: **Granted**

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: **Granted**

Dishcharge of Condition 3 on P/A 17/01387/RSB - Erection of a Garden Wall to the Front Boundary (Resubmission of P.A. 17/01075/HSE) Allarne Retford Road South Leverton Retford Nottinghamshire DN22 0BY Ref. No: 18/01327/COND | Received: Fri 12 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: **Granted**

## **Other planning issues**

Cllr Wareham reported he had observed what appears to be a very large 2 storey brick building under construction at the Tomlinson farm residence on the Treswell road, with 3 arched entrances, giving the impression that it could be a very large garage which if found to be the case, could require planning permission. **Action Cllr Wareham to sent the correct address and photos to the Clerk who will forward them to planning with a question re the need for planning**

The caravans which have appeared at a site in the village off Broad Lane have been reported to planning but the enforcement officer is off sick and there is a backlog of work **Action Clerk to keep in touch re the issue**

## **South Leverton Neighbourhood Plan**

The 29 sites in South Leverton have been reviewed by Highways / Conservation and Planning departments. Some have specific comments re their suitability whilst comments on others are more vague. There have as yet been no legal comments e.g. relating to footpaths / restrictive covenants etc. It is possible to divert footpaths for example but it required a legal process with agreement from BDC and residents and this could be a lengthy process with no guarantee of the outcome. BDC Engineering reported that all the sites could be engineered for drainage and sewage. This view was challenged by the Steering Group

AECOM has been engaged to undertake a technical survey now and the Chair of the Steering Group is writing to all the landowners to confirm their continued interest in submitting their land. The BDC New Local Plan (circulated to all Councillors) states that South Leverton should have between 22 – 39 new homes built between 2018 – 2035 excluding any where PP has been granted or is already in the planning process.

On receipt of advice from experts the Steering Group plans to hold another Public Consultation Meeting for village residents to express their views regarding housing developments. If there is a significant delay another newsletter or letter will go to residents keeping them up to date with the process

## **PARISH COUNCIL MEETING**

**01.19.01 Apologies for Absence –** DCllr Critchley gave her apologies which were accepted by Council.

**01.19.02 Declarations of Interest and Confidentiality -** none at this stage

**01.19.03. Report from the Chair**

Nothing to report

**01.19.04. District and County Councillor Reports.**

DCllr Critchley reported (via an e-mail to the Clerk and Chair) that Unification will not go ahead in Nottinghamshire although there will be tough budgetary issues which may impact rural areas.

DCllr Critchley reminded Council of the rural Conference on 17<sup>th</sup> January where the New Local Plan will be presented and the consultation process explained. She urged Councillors to attend particularly in relation to the proposed new town at Gamston Airport / Bevercoats pit site where circa 4,000 homes are proposed. These large developments and ongoing NPs have given BDC confidence that they will meet their housing targets

DCllr Critchley expressed her disappointment that the Sundown Play Park application was granted and she has made a complaint about the planning meeting where vital information was left out of the summary

**01.19.05 Minutes of Meeting held on 14<sup>th</sup> November 2018**

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

**01.19.06 Matters arising from the minutes not on the agenda.**

None

**01.19.07 The Lengthsman Scheme**

The lengthsman has done a very good job of digging a trench to drain a persistent puddle on Brickings Lane

Cllr Loates gave Jack a Xmas gift from Council as an appreciation of his hard work for the year

**Action Clerk to reimburse her**

Jack has cleaned the Millennium Sculpture but it could still do with a bit more work

**Action Cllrs Loates and Muir to instruct Jack re this**

**01.19.08. Correspondence**

There were 7 items of correspondence

CPRE Newsletter – Countryside Voice

Notification about the Police Priority Setting Group meetings

Introduction to possible supplier of Grass Cutting services – **Action Clerk to retain for retendering**

The notification of the Bassetlaw Big Spring Clean – no further action required

An invitation to a Western Power workshop

A letter asking for nominations for an Achievers Award – **Action Clerk to send in a nomination for Jack Foster**

An invitation to Cottam Power Station LCLC meeting on Thursday 21<sup>st</sup> March from 10am – 12 noon. **Action Councillors wishing to attend to let the Clerk know by Thursday 7<sup>th</sup> March latest**

**01.19.09. Parish Paths/Rights of Way**

01.19.09.1. Footpath along the Catchwater Drain

Laura Summers has agreed to contact Network Rail about this matter early in the New Year and asked that the PC be patient a little longer to allow her to action it.

Laura Summers agreed that she would send a map showing ancient footpaths – still awaited **Action Clerk to chase this.**

There are a couple of footpath bridges with no handrails and rotting wood. **Action Cllr Loates to send photos to the Clerk who will forward them to Laura Summers**

2 stiles are broken near the top of Ashton's meadow **Action Cllr Wareham to send photos to the Clerk who will forward them to Laura Summers**

Also people are walking across a field behind Glover Close which is not a footpath **Action Clerk to arrange a meeting between Laura Summers and Cllr Loates / Cllr Wareham to assess these issues and also to confirm footpath numbers / stile numbers**

#### 01.19.09.2. Issues to report

The Clerk has contacted the Nottinghamshire Wildlife Trust regarding a signpost to Ashton's Meadow – no response to e-mail and no reply to phone **Action Clerk to keep trying**

### **01.19.10. Highways/Pavements/Public Safety Issues**

#### 01.19.10.1 Street Lights & Pot Holes.

Nothing to report

#### 01.19.10.2 Interactive speed sign

Another speed sign for the village - to be positioned on Retford Road - should be installed by March 2019. **Action Cllr Wareham to meet with Highways to review the working / possible moving of the existing speed sign close to Meeting House Lane**

#### 01.19.10.3 Issues to report

Part of the dyke in Cottam Road has collapsed and needs repair. **Action Clerk to send photo and report to Highways**

Highways has written to Orchard school's land owner requesting that remaining vegetation – Yew trees – be cut around the street light and road sign Clerk to chase this up and also write to the land owner / school head to ask that those trees on school land are cut back **Action Clerk**

### **01.19.11. Finance**

#### 01.19.11.1. Monthly Bank Reconciliation.

The Clerk presented the bank reconciliations to the 27<sup>th</sup> November and 27<sup>th</sup> December 2018 - agreed by Council.

#### 01.19.11.2. Payments.

The following payments for November and December were approved for payment. **Action Clerk**

S Stilliard	Salary & Expenses	£566.25
HMRC	Clerks tax Oct - Dec	111.80
Jack Foster	Lengthsman for Nov	£192.00
Jack Foster	Lengthsman for Dec	76.00
P Cawthorne	Litter picking to 8 <sup>th</sup> January	£96.00
S Rockcliffe	IT Services Oct – Dec	75.00
R&G Garden Centre*	Xmas trees	210.00

\* Payment made in December between PC meetings

#### 01.19.11.3 Agreement of budget and precept for 2019 -20.

Council unanimously agreed to leave the precept unchanged for the upcoming year **Action Clerk to submit this request to BDC.**

A budget was agreed including £1,000 for village projects and recognising that the Lengthsman grant may not be paid next year whilst leaving sufficient Council reserves.

### **01.19.12. Village Website**

Cllr Taylor will take responsibility for making sure the web site is kept up to date i.e. old items are removed and all contact details etc are correct. Councillor Cawthorne to agree a meeting date with her and Cllr Taylor and Steve Rockcliffe to go through the obsolete items and set some rules for how it will be kept updated / objectives for the site , along with members of the Village Hall Committee / Garden Club **Action Cllr Cawthorne**

### **01.19.13. Redbank / The Beeches**

Nothing to report apart from the fact that there continue to be fewer cars parked on the pavement outside Redbank recently

Cllr Rickards attended the Beeches coffee morning and judged cakes

### **01.19.14 Village matters to report**

#### **01.19.14.1 The Churchyard**

Nothing to report – waiting for the church to respond to offer of land in the churchyard

#### **01.19.14.2 Notice board for the village**

Highways have agreed that the notice board currently on Church Road could be moved **Action Cllrs Taylor and Loates to take a photograph of where the existing notice board could go if it was moved. Clerk to check with Highways if this would be possible**

#### **01.19.14.4 Other matters to report**

The Xmas trees were much appreciated in the village and Cllr Muir extended his thanks to everyone who helped to erect and decorate them / apply the electrics and to David Loates for removing and disposing of them

Leaflets about what goes in which bin were distributed for distribution to all households. **Action all Councillors**

Cllr Cawthorne to ask the WI / Memorial Institute committee and the Garden Club whether their members would like to attend a session, run by the recycling education team, in the village hall. If enough residents would attend this can be arranged **Action Cllr Cawthorne to bring response to February PC meeting**

The dog mess in the village is awful – **Action Clerk / Cllr Loates to report this to the dog warden to see what if anything could be done about it**

DCllr Critchley has some funds left for this year **Action Cllr Cawthorne to request a donation for the Senior citizens or other fund raising activity**

#### **01.19.14.5 Defibrillator check**

Cllr Jones has a replacement defibrillator should it be needed and has kindly confirmed that he is prepared to continue to make the monthly checks

#### **01.19.14.6 Upcoming events in the village**

None to report

**01.19.15.** Dates of 2019 meetings to be held at 7 pm in the Memorial Institute

**February 13<sup>th</sup>; March 13<sup>th</sup>; April 8<sup>th</sup> (Monday); June 10<sup>th</sup> (Monday); July 17<sup>th</sup>; September 9<sup>th</sup> (Monday); October 16<sup>th</sup>; November 13<sup>th</sup>**

Sara Stilliard – Clerk, tel. 881582

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