

South Leverton Parish Council

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Draft minutes of the Parish Council meeting held on Wednesday 18th September 2019 at 7.00 pm in the Memorial Institute

Present: Cllrs G Wareham – Chair; R Loates; J Cawthorne; G Taylor
Clerk - Sara Stilliard

South Leverton Residents: 11 present

Guests: CCllr Ogle; DCllr Coultate

PUBLIC FORUM –

Residents from Orchard Lane and Whites Farm were present to talk to the PC about their concerns regarding the planning application for a 3 bedroomed house adjacent to the Forge on Orchard Lane – also adjacent to the Church and requiring an additional access via Orchard Lane, which is a private road maintained by the residents. They referenced the letters which had been sent to BDC planning and copies sent also to the Parish Council which the Chair confirmed had been received.

Firstly at least 4 householders on Orchard Lane were not notified by BDC - only those on the public highway, Station Road, received letters about the planning application.

There were concerns about the trees and wildlife on the site including Bats and Newts. Bat boxes were erected at the time of the development.

The house would be very close to the site of a Heritage Asset for the village namely the Norman Church

Road safety issues were also of concern since getting out of Orchard Lane at peak traffic times can be hazardous, with a school opposite and 2 blind bends at either end of a straight road down which cars often speed.

Finally there was an issue of anomalies in the desire for a key worker home versus a retirement home for owners of the land

DCllr Coultate said that the residents should lodge a complaint to the planners about the non-notification of neighbours, who would clearly be directly affected by this application

PLANNING MEETING

Apologies for Absence – Cllr Muir which was accepted by Council

Declarations of Interest – Planning Meeting. - none declared.

New Applications –

Outline Planning Application with Some Reserved Matters (Approval Sought for Access) for Proposed Three Bedroom House with Attached Garage Land Adj The Forge Orchard Lane South Leverton Nottinghamshire Ref. No: 19/01040/OUT | Received: Fri 02 Aug 2019 | Validated: Tue 06 Aug 2019 | Status: **Awaiting decision**

The Chair said that BDC have declared they consider their Core Strategy to be out of date and their New Local Plan is not expected until 2021. As a consequence the PC is without documented policy guidance in regard to planning applications for the next 2 years or so. BDC have advised they are required by the National Planning Policy Framework (NPPF) to review planning applications on a “tilted balance” basis in favour of granting applications unless any adverse impact on the local community would outweigh the need for housing development in that particular

locality. Where a neighbourhood plan is in place they would then take full notice of its housing developments.

South Leverton will not have a neighbourhood plan in place for at least the next 18 months. Hence housing development in South Leverton will proceed at the discretion of BDC planning officers for the next 18 to 24 months unless convinced that the impact will be sufficiently severe to outweigh the claimed benefits. SL PC does have available the consultation comments for the 29 sites which are being considered for inclusion in the neighbourhood plan. This site adjacent to the Forge has been submitted by the owners for inclusion in the neighbourhood plan. Relevant comments received from the planning authorities include

- BDC Planning – This site does not appear to be suitable as a garden land development conflicting with the prevailing character of the area as per NPPF paragraph 122d.
- Highways Authority – It would need to be demonstrated that sufficient visibility could be achieved with more clarity about the point of access in relation to the bends in the road to the north, and suitable manoeuvring space would be available to allow vehicular access and egress in a forward direction within the site.
- Conservation - The site is immediately north of the grade 2 listed All Saints Church, and is also close to grade 2 Priory and Church Farm Dovecot. The site provides a key view of the north elevation of the church when viewed from Station Road. Conservation is concerned that development here may cause harm to the setting of nearby heritage assets and in particular All Saints Church,. Therefore, Conservation does not support the allocation of this site.

The Parish Council therefore objects on these grounds as clearly they outweigh any benefits of having another 3 bed roomed house in the village. **Action Clerk to report these comments to Planning**

Erection of One Single Storey 3 Bed Dwelling and One Two Storey 3 Bed Dwelling Land At New Farm Stud Retford Road South Leverton Nottinghamshire Ref. No: 19/01034/FUL | Received: Tue 30 Jul 2019 | Validated: Fri 02 Aug 2019 | Status: Awaiting decision

The PC had no objections to this application **Action Clerk to notify planning accordingly**

Erect a 15m High Monopole (Colour Fir Green RAL6009) with 3 Antennas Installed Within Shroud, Two 300mm Dishes to be Mounted at a Centre Height of 11m and GPS Module Mounted to on Top of Shroud. Ground Based Apparatus to Include 1 Power Pillar and 1 Cabinet Both to be Coloured (Fir Green RAL6009). Telecommunications Mast Mill Lane South Leverton Nottinghamshire Ref. No: 19/01085/ABT | Received: Fri 16 Aug 2019 | Validated: Wed 21 Aug 2019 | Status: Awaiting decision

DCllr Coultate said that there were no health implications with these masts and the village will need them to enable Smart Metering as it is introduced in the future, as well as delivering better O2 phone coverage.

The PC had no objections to its location **Action Clerk to inform planning accordingly**

Variation of Condition 2 and 4 on P/A 17/01239/RSB to Allow Reduced No. in Units from 96 to 90, Replacement of 32 No Caravan Pitches with 32 Pods, Replace 16 Pods with 8 Twin Pods, Revised Unit Type for Approved 2 and 3 Bed Units and Amendments to Reception Block to Exclude Managers Accommodation, Toilet and Shower Block and Replace with Separate Managers Accommodation Land At Elmwood Lodge Sundown Adventureland Rampton Road Treswell Retford Nottinghamshire DN22 0ED Ref. No: 19/01014/VOC | Received: Wed 31 Jul 2019 | Validated: Fri 02 Aug 2019 | Status: Awaiting decision

The variation has removed touring caravan pitches which is desirable re traffic and reduced the number of pods slightly. The PC supports this reduction and has no further objections. **Action Clerk to pass these comments to planning**

Applications awaiting decision – none

Decisions – none

Other planning issues

The Chair referred to a response from Luke Brown at BDC planning to the Council's question about planning policy which stated that the Core Strategy is out of date and as a result planners are working on the basis that they will grant any application for housing unless there is an adverse impact to the area. This seems to be an excuse to deliver larger numbers of new houses – without the need to do so since BDC already has enough land banked for their targets from government.

This leaves Parish Councils with no planning guidance with which to respond to planning applications for possibly 2 years until the NP is adopted or there is a new BDC Core Strategy. The Chair had met with Robert Jenrick MP who will also query it with BDC.

Action Clerk to write to BDC voicing concerns as above

Action DCllr Coultate to e-mail planning regarding this issue

South Leverton Neighbourhood Plan

A meeting was held recently to discuss the BDC response to planning applications which appear to be an attempt by developers to bypass the Neighbourhood Planning process where certain sites could be Red Flagged as unsuitable for housing.

The Steering Group will therefore try to get the NP developed as soon as possible and to this end the Chair is trying to get a Consultant to help submit the plan to the point of a referendum. However their view is that it will take to the end of 2020 to achieve that point. A public meeting for all residents is scheduled for October 24th.

The Chair pointed out that the AECOM report which had been received was inaccurate and their response is now awaited. In the meantime the Steering Group will use the other statutory consultants comments to proceed with the plan

PARISH COUNCIL MEETING

09.19.01 Apologies for Absence – Cllr Muir which was accepted by Council

09.19.02 Declarations of Interest and Confidentiality - none at this stage

09.19.03. Report from the Chair - none

09.19.04. District and County Councillor Reports.

CCllr Ogle said that he had some money to fund projects between £200 - £500 and left a form with Cllr Cawthorne

DCllr Coultate said that he had attended 2 meetings with the police in July and had voiced concerns about the lack of policing in rural areas. Apparently there will be another dedicated officer for the area appointed in the Autumn

Residents are urged to report all incidents to the police – without this it will be assumed there is little or no crime and resources will be diverted to higher crime areas.

DCllr Coultate also said that Sundown Adventureland's plans had now been amended and that Treswell and Rampton PCs were not objecting this time but were meeting with the owners to agree no further development and ensure that new jobs are created, as positive aspects of the venture.

09.19.05 Minutes of Meeting held on 17th July 2019

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

09.19.06 Matters arising from the minutes not on the agenda.

None

09.19.07 The Lengthsman Scheme

Jack has done a good job in the village through the summer – tidied Cottam Road / strimming around the village and watering the planters.

09.19.08. Correspondence

There were 9 items of correspondence:-

A BDC Fact Book – **Action Clerk to request 5 more if possible**

A letter of thanks from NNCFR for the £50 donation

Results of review of polling stations in Bassetlaw – no further action required

Letter about Council Tax reduction scheme consultation – **Action Clerk to put on the website for residents to respond if they wish**

Notification of a Triathlon event on September 22nd

Offer of FOC bags of salt – not required this year

BDC invitation to take part in an Autumn Sweep cleaning initiative – no further action required

CPRE magazine and letter about their new branding

E-mail from a resident who wished to record his permission to include his name on the objection letter re the Forge planning application

09.19.9. Parish Paths/Rights of Way

09.19.9.1. Footpath along the Catchwater Drain

Laura Summers has contacted Network Rail about this matter now and is waiting for a meeting with them re safety considerations of working on the rail line so action may be forthcoming in the next months.

09.19.9.1. Old footpaths / footpaths on development sites

Being implemented – west side of the village to be done. **Action Clerk to organise a meeting between Laura Summers and Cllrs Wareham and Loates**

09.19.9.2. Issues to report

Thanks go to Stuart Baker for his help in putting a plaque on the bench donated by the Rotary Club

Some work has been done to the Stiles and awaiting more work to be completed on the bridge. A signpost pointing the way to the Village Hall and defibrillator in Town Street has been discussed before and rejected because the ideal location for it, on the footpath opposite the entrance to Town Street, is too narrow. **Action Cllrs Cawthorne and Loates to try to locate an alternative place for it and submit photos to the Clerk for discussion with Highways**

The gated lanes / bridleways in the village used by horse riders are very rutted and need to be filled in and levelled. There may be an opportunity to get some funding for this via the BHS and Green Lane Association. The PC would be happy to work with horse owners to access this and Laura Summers is happy with this in principle. **Action Clerk to contact resident who suggested this and start the process**

09.19.10. Highways/Pavements/Public Safety Issues

09.19.10.1 Street Lights & Pot Holes.

Pot holes have been repaired in Meeting House Lane and also the verge filled in on Cottam Road and curbs replaced on High Street although the Dyke bank is still awaiting attention and has been chased by the Clerk

09.19.10.2 Issues to report

The drains on Glover Close are blocked and need jetting **Action Clerk to report to Highways**
A resident complained about the amount of horse muck on the village roads. **Action Clerk to ask Highways if anything can be done about this**

09.19.10.3 Traffic Calming

A meeting was held in August with Jo Horton to follow up the feasibility study on traffic calming measures. The white lining of the roads has been done but Gateways will need to be funded by LIS money **Action Clerk to get application forms for this when next round of funding opens**

The changes to speed limits i.e. extending the 30 MPH limit on Cottam Road and extending the 40 MPH limit between North and South Leverton were also low priority for Highways but possibly CCllr Ogle could help to fund this **Action Clerk to talk to him about this**

An Interactive, mobile speed sign for the village was discussed and subject to the budget being available for this (circa £2k) Highways would allow it. **Action Cllr Taylor and Loates to provide details of the best lamp posts (street name and post number) to place the speed sign to the Clerk to provide to Jo Horton for assessment**

Action CCllr Ogle to chase the re-siting of the static speed sign on Church Street to a better location

The cross roads sign on Church Street leading up to High Street also needs to be moved closer to the cross roads. However there is no pavement so this will be hard to achieve. **Action Cllr Taylor to work with other residents of High Street to try and find a solution**

09.19.11. Finance

09.19.11.1. Monthly Bank Reconciliation.

The Clerk presented the bank reconciliations to the 26th July and 27th August 2019 - agreed by Council.

The following payments for July and August were approved for payment. **Action Clerk**

S Stilliard	Salary & Expenses	£611.92
Holmes Groundcare	Grass cut – churchyard July	£ 73.00
Holmes Groundcare	Grass cut - village July	£119.97
Holmes Groundcare	Grass cut – churchyard Aug	£ 73.00
Holmes Groundcare	Grass cut - village Aug	£119.97
Jack Foster	Lengthsman for July	£ 78.00
Jack Foster	Lengthsman for August	£163.00
P J Cawthorne	Litter picking	£127.50
HMRC	Clerks tax April - June	£118.00
Bassetlaw DC	NP Newsletter	£ 13.06

09.19.12. Village Website

Cllr Taylor has added photographs of all Councillors to the site (apart from Cllr Muir) and the information about West Burton C developments. Statements from the last meeting at the Power Station, which the Chair will attend, would be welcome for the website **Action Cllr Wareham to sent to Cllr Taylor**

Cllr Taylor would like to have material to add to a village Facebook page and the website such as upcoming events etc **Action all Councillors to send any news items**

09.19.13. Redbank / The Beeches

Nothing to report

09.19.14 Village matters to report**09.19.14.1 The Churchyard**

The Church has agreed to take over the strip of land in the churchyard currently owned by the PC. The PC now awaits the Church's agreement to pay for the legal cost of the transfer of Deeds. File of ownership to be passed to Mark Cantrill **Action Clerk / Cllr Cawthorne**

The St Luke's window is being repaired and will be reinstalled in about 4 weeks. The £1,200 repair is very kindly being paid by a couple from Treswell whose wedding ring was blessed by the vicar in the church – thanks go to them for their donation.

09.19.14.2 Upcoming events in the village

Victor and Albert – a musical comedy evening has been booked for 11th October **Action all Councillors to support and try to sell tickets to ensure the event breaks even**

The Craft Fair will be held as usual in November and a Burns Night event in January 2020

09.19.14.3 Village Newsletter

Cllr Taylor suggested that we should try to issue a twice yearly newsletter with contributions from both PC and resident sources **Action Clerk to put back on the agenda for October**

09.19.14.4 Defibrillator check

Cllr Jones has now left the village and has given the replacement defibrillator to the Clerk should it be needed. **Action Clerk to add new volunteer needed to the October PC agenda** **Action Cllr Wareham to undertake the defib checks until a new volunteer is appointed**

09.19.15 Co-opting new members to the PC

The PC agreed to co-opt to the Council 2 residents who attended 'interviews' earlier in the evening – Catherine Hoyle and Christopher Buckland. **Action Clerk to send the relevant forms to be completed to the new members of the PC**

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

October 16th; November 13th

Sara Stilliard – Clerk, tel. 881582

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