

CARLTON-ON-TRENT PARISH COUNCIL

Minutes of the meeting of
Carlton-on-Trent Parish Council held
in the Village Hall, Main Street, Carlton on Trent on

Tuesday 5th December 2017 at 7.30pm

Present:

Cllr N Fletcher (Chair), Cllr M Martin (Vice-Chair), Cllr M Eley, Cllr L Hopkins, Cllr F Jerome, Cllr R Whate, CCllr B Laughton, DCllr S Michael, T Grimes (Clerk) and 7 members of the public

1) To consider any apologies for absence

JC gave apologies but also gave her resignation.

CCllr BL gave his apologies for having to leave early due to another meeting.

2) To receive any declarations of interest in items on the agenda

MM declared an interest in the clerk's wages.

3) To accept the minutes of the Parish Council meeting held Tuesday 7th November 2017

The minutes were approved as a true record of the meeting and were signed by the chair.

4) Opportunity to question Jill Sanderson and Lisa Raine on the Housing Needs Survey

Councillors made the following points about the survey:

- The percentages of responses don't translate to a number of households responding.
- The assumptions are questionable – the results include people who want to downsize but would not be interested in these houses, one person wants to move nearer to work, so must want to move away.
- The village already has lots of 'council' housing for it's size.
- The question on finances would have put some people off answering.

JS and LR were able to respond to these points and to answer questions that followed:

The percentages are rounded to the nearest whole number.

The results will only ever be a snap shot in time and actual needs will change constantly.

The village only has two council houses the rest are Newark & Sherwood Homes properties.

The finances information is required to see whether the respondent would be likely to qualify for whatever housing they are saying they need.

There needs to be six properties to make the project viable and it would require a plot of approximately half an acre.

The number of rented:shared ownership allocation is dependent on the survey results.

Once allocated the properties are locked in and cannot be changed because each type attracts different funding.

The survey identifies people wanting council housing who aren't on the list – this is possibly because they wouldn't qualify.

The survey suggests a need for one shared ownership and two rented properties, for which Miles will have ensured they are viable needs.

The next steps involve the parish council finding a plot of land – it needs to be an exception site – one within the boundary or abutting the boundary, which would not

ordinarily get planning permission but for this purpose only, it would be granted.
If a plot can be found then the County Council and Nottingham Community Housing Association would start applying for grants to fund the project.

5) 10 minute open forum to receive questions and comments from members of the public

No comments were made.

6) To note any matters arising from the minutes of 7th November 2017

a) Village Hall Windows

The clerk reported that NSDC had investigated all enquiries made by the parish council in connection with the village hall. The only information on file related to the positioning of the defibrillator; there was no enquiry relating to windows.

b) Park Farm planning

The clerk read out a response from the planning officer saying that the issue had been investigated and that obscure glass would be put in the plot 4 windows and applications for other changes should follow, however no timescales were given.

7) To consider any planning matters

a) Notifications received

None

b) Planning applications to discuss

i) 17/02018/FUL – new bungalow 44 Main Street

The chair opened the meeting to the applicant's representative to comment on councillors points and respond to their questions.

The following points were raised:

- the opening will be close to the junction (Highways do not object)
- the property interior is unbalanced with insufficient living space for the number of bedrooms (the floor space is slightly greater than the standards require)
- the new build will leave the existing property with no gardens and the proposed property with very little garden; building on a residential garden goes against planning policy (preventing 'garden grabbing' is not strict policy, each case is considered on how it affects the character of the area; this does not impact on character)
- this exploits the housing survey to obtain planning permission which was previously unlikely to be passed (previous pre-planning advice was that it would only be approved if a need could be demonstrated; if the council had not had a survey the applicant would, thus demonstrating the need)
- the property will be screened and therefore have little visual impact

RESOLVED: To support the application.

(proposed NF, seconded MM, carried by majority of 5:1)

c) Any other planning business

ii) Carlton on Trent Village Hall

This was covered in item 6a) above.

8) To decide on the next steps regarding the Housing Survey

It was felt that there had been a lot of information to digest so the decision should be deferred to the next meeting.

9) To consider an application for LIS funding

This was deferred to the next meeting and the clerk was asked to find out more about what was available through the scheme.

10) To receive updates on any District & County Councillor matters

Before leaving, CCllr BL explained that the Minerals plan proposed extending existing sites rather than opening new sites and would mean the Averham application would probably fail. The Cromwell site has sufficient reserves to last to 2026.

He also informed councillors that he had funds available for supporting his parishes if there was anything small that the council required.

DCllr SM reported that NSDC had held a function for the 10 Syrian families and all those organisations involved in homing them.

11) To receive feedback from councillors on any meetings/training attended

a) Data Protection Training

LH and TG attended. They reported that there were implications for the council both in staffing and policy/procedure but that some aspects were still not clear.

It was suggested this be addressed on the next agenda.

12) To note the following correspondence and respond as appropriate

a) Notification of External Auditor

The Small Authorities Audit Authority have notified the council that an auditor has been appointed. The information was put in the pack for councillors to read.

13) To consider and respond to the following consultations

a) Notts CC – Minerals Local Plan

It was felt no response was necessary.

b) Notts CC – Statement of Community Involvement

It was felt no response was necessary.

c) Notts CC – Guidance Note on Validation of Planning Applications

It was felt no response was necessary.

d) Notts Fire Service – Mixed Crewing

It was felt that changes to the Retford station could impact on Carlton on Trent when Newark fire crew were already on a call.

RESOLVED: To 'Strongly Disagree' with mixed crewing in Retford.

(proposed NF, seconded MM, carried by majority of 5 with one abstention)

14) To consider and approve any financial matters

a) To note the following payments :

• Clerks Wages to December £167.19

The payment was noted.

b) Any other financial matters

i) To consider payment to the clerk by standing order now the payment is the same every month

The clerk asked whether a standing order could be set up since the payments are the same every month.

RESOLVED: To pay the clerk by standing order.

(proposed FJ, seconded RW, carried unanimously, MM did not vote)

ii) To note the increase in Unity interest rates

The clerk reported an increase to 0.2%

iii) To note the Unity Trust procedure for deposits

The clerk informed council that a card had arrived for cash deposits. Although the clerk felt uncomfortable about having a card it was noted that it would not be needed very often.

iv) To note the bank reconciliation

The statements and reconciliation were checked and signed by the chair.

v) To consider the preliminary budget proposal for 2018/19

The clerk circulated the proposed budget and a sheet showing the resulting council tax. It was noted that this was already out of date due to the findings on the Data Protection training and the clerk said that an update would be provided at the January meeting.

c) To approve the following payments

i) Village Hall Fee TBC

This was set at 2 hours making 19 owed in total, being £57.

ii) Clerks expenses

The clerk presented receipts for £14.34

RESOLVED: To make both payments.

(proposed NF, seconded FJ, carried unanimously, MM did not vote)

15) To raise any other business which may need to be included on the agenda of the next meeting

The clerk tabled a response from both the Chief of Police and the Crime Commissioner and put them in the pack for councillors to read.

MM asked for unlocking the Defibrillator cabinet to be on the next agenda.

16) To note the date of the next meeting

This will be Tuesday 2nd January at 7.30pm.

The meeting closed at 9.25pm