

MINUTES OF A MEETING OF GUNTHORPE PARISH COUNCIL

HELD ON WEDNESDAY 27th APRIL 2016 IN THE VILLAGE HALL

Cllrs Lesley Jeffery (Chairperson)
Mick Bowles
Chris Cope
Tony Everington
Peter Platten
Jan Smith
Jane Simpson

Also present was the Clerk Gordon Oldham (TC), Cllr Roger Jackson (Notts CC and NSDC) and Laura Gardner and Matt Lamb (Newark & Sherwood District Council).

1. APOLOGIES

There were no apologies.

2. DECLARATIONS OF INTEREST

There were none.

3. DISCUSSION WITH NSDC REPRESENTATIVES

Cllr Jeffery welcomed Matt Lamb, Business Manager Building Control and Laura Gardner, Senior Planner, who were present partly in response to representations made to Andrew Muter CE, NSDC last November and partly to help the Parish Council understand the vagaries of local planning rules and regulations and some decisions that have been made by NSDC over the past few years quite contrary to GPC's advice and wishes.

The Chairperson started out by posing the question 'How can we, as a parish council, protect the village {from unwelcome planning decisions}'. Some examples of the PC's concerns were given by Cllr Jeffery:

New Bridge Garage – the question was raised 'When was planning approval ever given for the change of use from a small garage and filling station to selling cars, motor homes and other vehicles.

Marehill (Service Station) – the Parish Council has huge concerns about this development. The business has been given approval for the sale of cars and motor homes when there are already two firms close by selling cars and motor homes. There is also a potentially increased risk of flooding due to the laying of impermeable surfaces. The main concern relates to the A6097 which is an extremely busy road. At this point in the meeting the recent petition submitted to Notts. County Council for traffic lights, at the junction of Main Street and the A6097, was discussed. The request for traffic lights was denied on the grounds that the number of accidents involving death or serious injury was not great enough and that the cost of installing and maintaining traffic lights was prohibitive. During busy times drivers wishing to join the A6097 heading north from Main Street (normally a right turn) frequently turn left, head south for a few hundred metres and use Lowdhams entrance or car park to effect a U-turn and head north. Another serious, related, issue is the sale of cars, grass cutters and other vehicles on the roadside. In the view of the Parish Council this is dangerous in that it leads to drivers slowing down, even stopping, to view the items on sale. It was noted that this was a type of double standard – advertisements of any type are not allowed by the roadside because they are considered dangerous when drivers slow down to 'rubberneck'!

GPC would like to know why the County Council and the Environment Agency do not object to planning applications where there are clear cut flood risk implications such as impervious surface built in the flood plain, even in flood corridors.

Mr Lamb addressed the issues with Newbridge Garage – there are two types of planning application, he stated, operational and change of use. When considering planning applications there are three tests 1) Does it need permission? 2) Will it get permission? and 3) the particular merits of the case being considered. Mr Lamb went into some detail about

the various factors which were grounds for GPC objections. It would seem that only a District Councillor (Roger Jackson) can object on some grounds. When a decision cannot be reached within the planning department a case may be 'called in' to the Planning Committee. There are various specific grounds for the refusal of planning permission – objections cannot be raised for other than these.

The Town and Country Planning Act 1990 states that a planning decision must be made in accord with the 'National Policy Planning Framework' and the 'National Policy Planning Guidance' documents. Core strategies are also not adopted unless in accordance with these documents. Mr Lamb stated that flooding and highways **do** come into the planning process and yet GPC questioned why some plans were approved despite clear reasons for objections.

Mr Lamb also suggested more frequent meetings with the various flood alleviation authorities and building relationships – the Environment Agency (Dave Wooley), Notts CC (Sue Jakes and the Trent Valley Internal Drainage Board (David Syston).

Concerns about encroachment onto the green belt were expressed by Members – Mr Lamb said that the greatest consideration was given to 'sprawl' and not 'intensity'.

The main differences between a Parish Plan and a Neighbourhood Plan (NP) were explained. The former needs no approval from higher authorities but has no legally binding status, whereas a Neighbourhood Plan, whilst more expensive and difficult to develop, can have more power than a Parish Plan. An NP can be developed jointly (with another parish) and may be developed through, or independently of, the District Council.

Cllr Jeffery reiterated the issues at the north end of the Village – the number of businesses selling cars and motor homes; the junction of Main Street and A6097, 'Business Saturation' etc. – businesses pay business tax but none of this comes to the community. There are also some developing problems – school numbers are decreasing because of parents' concerns about getting home or to work after dropping off children. It is thought that the land next to Marehill will be developed next.

Mr Lamb was informed about possible issues with Lowdhams – they currently have an 8ft high bund. They are moving soil about, lowering some areas and raising others. It was questioned as to whether the average level had increased. With regard to Pontefino's – it has now been sold (with the lease costing £60k per month) and Cllr Jeffery asked what the new owner would be allowed to do with the site. Mr Lamb went into detail about the various things that may be done and some that may not.

Shelford Gravel – It was made clear to Mr Lamb the Parish Council's displeasure at NSDC's decision to support the inclusion of Shelford West in the Minerals Plan. Gunthorpe's main objections are the serious effect it will have on the A6097 and flooding implications. Mr Lamb promised to convey the GPC feelings to NSDC.

Mr Lamb will carry out the following actions:

- 1 Provide copies of slides showing the planning process.
- 2 Send link to Southwell who are undertaking a Neighbourhood Plan.
- 3 Provide contact for Neighbourhood Planning at Exton.
- 4 Revisit Lowdhams, Newbridge and Marehill.
- 5 Instigate co-ordination with various authorities.
- 6 Keep GPC in touch with Conference in September / October.

At this point Laura and Matt departed the meeting.

4. MINUTES FROM PREVIOUS MEETING

The Minutes of 24th February, having been agreed, were signed by the Chairperson.

5. ENVIRONMENTAL MATTERS

TC informed the meeting that he had contacted NSDC regarding litter bins and had been informed that it was not possible to increase the frequency of emptying the bins and that NSDC would only supply the regular sized bins. They were not able to contribute towards the cost of new, larger, bins. However, Cllr Jackson on arrival at the meeting, informed Members that he had arranged to increase collections to twice a week. Further action will

be discussed at the next meeting. Cllr Jackson also gave updates on the following issues: Pecks Lane / Main Street drainage – no progress. Brookland Close – it was felt that the cost of the work for the creation of car parking spaces was prohibitive but Cllr Jackson was still pursuing. Nevertheless it would seem that some work is being done. On May 20th there is to be a 'Walkabout'. It was reported that the School 'Council' had met with NCC officials to discuss various issues.

6. TRAFFIC & HIGHWAYS MATTERS

There was nothing to report other than described elsewhere in these minutes.

7. THE RIVERSIDE PROJECT, GRAVEL EXTRACTION AND FLOOD ALLEVIATION

Cllr Platten gave an update to the Riverside Trust's work – the Minutes of the meeting of April 13th are given at Appendix A. As no response had been received from Sean McGinley, CRT, TC was asked to ask again for a meeting to be arranged. It was agreed that there would be a litter pick this year on June 4th and 5th. Cllr Jeffery will purchase bags and gloves.

After lengthy discussion with Marston's and the Riverside Trust, it was provisionally agreed that Marston's would transfer the Riverside land owned by Marston's to Gunthorpe Parish Council. There would be no cost for the land, but Marston's would like their legal costs to be paid by GPC. It was therefore proposed that:

- a) GPC would accept the land from Marston's at no purchase price and
- b) GPC will pay Marston's legal fees (less than £1,000) as well as GPC's legal fees.

The above points were proposed by Cllr Platten, seconded by Cllr Jeffery and agreed unanimously. It was agreed that GPC solicitor should be informed. It was agreed that the Village should be kept fully informed about the 'purchase' of the land. The dog control signs have not yet been picked up from County Signs at Newark, and it was noted that they will not be used in the immediate future.

In line with financial regulations, Cllr Smith had investigated alternatives to the memorial seat discussed at last month's meeting, but was unable to get a better deal. It was therefore agreed to purchase the preferred Eastgate Seat – TC was asked to order and to keep Members informed of the delivery date to enable someone to take delivery.

Cllr Simpson is to arrange the removal of a seat from the Village Hall field to the bus turning circle.

8. REPORTS FROM COUNTY AND DISTRICT COUNCILLORS

There was nothing to report other than described elsewhere in these minutes.

9. PLANNING

Newark and Sherwood DC applications

- None

Newark and Sherwood DC decisions

- None

10. VILLAGE HALL, PLAYFIELD & PLAYPARK

There was nothing to report other than described elsewhere in these minutes.

11. THE PARISH PLAN

There was nothing to report other than described elsewhere in these minutes.

12. FINANCE

Members were informed that the Internal Audit was underway and that the auditor has made a number of comments and requests that were being dealt with by TC. The main issues centre on the Riverside Trust which unfortunately is not adhering to the new Transparency Code. It was agreed that TC would meet with the Trust to discuss the issues. TC informed Members that he had been to Nationwide several times to address the problem of GPC paying tax on the interest on savings. This has now been actioned and

TC is in the process of reclaiming tax for the past three years. In line with legal requirements, Members reviewed the current financial controls – in addition to the two annual audits it was agreed that there should be no change to Standing Orders and Financial Regulations. It was again emphasised that these documents applied to the Riverside Trust, being a sub-committee of the Parish Council.

It was agreed that the Accounts would be submitted to the Council for approval in May, prior to the Annual Parish Meeting. TC informed the meeting that the monthly payments sheet includes direct debits (where applicable) enabling totals on the payment sheets to agree with payments on the monthly summary.

Members authorised payment of accounts as per the following schedule:

Chq No	PSNo		Net Total	VAT	TOTAL
DD	-	Riverside Loan Repayment	1,075.53		1,075.53
301	149	Gordon Oldham	408.41		408.41
302	150	Post Office (HMRC)	78.80		78.80
303	151	D Fearn & Sons c/o Peter Platten	86.90		86.90
304	152	RC Services	250.00	50.00	300.00
<u>Total expenditure for meeting</u>			1,899.64	50.00	1,949.64
<u>Total expenditure to date</u>			1,899.64	50.00	1,949.64

13. OTHER MATTERS FOR REPORT

There was nothing to report other than described elsewhere in these minutes.

14. DATE OF NEXT MEETING

On the 25th May the following meetings will be held in the Village Hall:

19:15 Parish Council Meeting to approve the annual accounts

20:00 approx. Annual Parish Meeting followed by
Annual Parish Council Meeting.

Gunthorpe Riverside Trust – Monthly Meeting

Minutes 13th April 2016

Present: Peter Platten, Colin Weaver, Cam Pearson

Apologies: Ian Simms

No	Actions carried forward	To do
1	Delivery of trees from the Woodland Trust 420 native trees as ordered from the Woodland Trust have been delivered, along with canes and spiral protectors. PP arranged work party which planted the trees on the weekend of 12 th March.	n/a
2	Landowners Grant NCC CP reported he had investigated feasibility of applying for the Landowners grant (for hedgerow maintenance), which is open until 30 th April. The conclusion was this would not be highly relevant to GRT, and that efforts would be better spent on further grants available via Groundworks, following the initial success.	n/a
3	Land deeds CP confirmed he had requested (on 10 th March) the Gunthorpe Parish Clerk to supply title deeds for land in order that details of right of access to and location of underground pipes be ascertained. As yet the deeds have not been supplied. CP to remind Parish Clerk.	CP
No	Matters discussed	To do
4	Litter pick PP stated that residents had asked that a litter pick day be arranged for the riverside. PP to formally follow this up through the Parish Council	PP
5	Notts Wildlife Trust PP to contact Mark Speck to discuss development of an environmental maintenance plan for the land.	PP to maintain relationship
6	Meet with Notts CC re Bridlepath PP reported he had been liaising with the relevant officer from Notts CC, and would be meeting him on-site on Friday 15 th April.	PP to maintain relationship and report to GRT
7	Liaison with Marston's re land transfer PP reported he had been provided with solicitors details from Marston's, and had passed those onto GPC solicitor, with the instruction that they are to proceed with matters as necessary to affect the transfer, and liaise in the first instance with PP and CP in the event of query.	PP

8	Receipt of wild flower seeds Seeds have been received and will be sown as appropriate.	PP
9	Ongoing relationship with Canals & River Trust PP reported he had arranged a meet with representatives from CRT to agree ongoing relationship. PP will report in due course	PP
10	Dog waste bin PP reported he will discuss with GPC the placing of a dog waste bin on the land	PP
11	Ongoing cutting of grass on riverbank PP will liaise with GPC the ongoing grass cutting plan	PP

Next meeting – Weds 11th May 2016 7.30pm