

Minutes of the Elkesley Parish Council meeting held on Tuesday 19th March 2019, at 7.00pm in the Elkesley Memorial Hall, High Street, Elkesley.

Present: Cllr Oldbury (Chair), Cllr O'Brien, Cllr Flear, Cllr Fish, Cllr Stronach, Cllr May, Cllr Wilkinson and Cllr Woodcock

Others: Mrs Davies (Clerk) and members of the public

3106/19 To receive apologies for absence
No apologies received.

3107/19 To receive and record declaration of interests from Members in any agenda item to be discussed
Cllr May declared an interest on agenda item 3126 – consideration of job applications

3108/19 To suspend the meeting to hold a 10 minute public session
No questions asked.

3109/19 To receive reports from the District and County Councillors
Apologies received from Cllr Dukes.
No reports submitted.

3110/19 To approve the minutes of the meeting held 15th January 2019
Cllr Stronach proposed to accept the minutes of the meeting held 15th January 2019 as a true record; this was seconded by the Chair and resolved by 8 votes.

3111/19 Planning – To consider any planning applications, note any planning correspondence and decision notices

Application: 18/01637/FUL

Location: Land North of Normanton Larches Farm, Normanton Lane, Clumber Park
Proposal: Erect of 125.1m x 29m agricultural building (grain store) with concrete apron, dryer, storage tanks, 7.5m x 3.2m control & sampling room and associated buildings. New access on to the highway and access roads within the site

Application: 19/00128/LBA

Location: Meadow Farm, High Street, Elkesley
Proposal: Re-roof barn and outbuildings

Application: 19/00025/REVPRP

Location: Ilkis, Lawnwood Lane, Elkesley
Proposal: Revised property name to Serenity

Application: 19/00011/NEWDEV

Location: The Bungalow, Brough Lane, Elkesley
Proposal: New development:
Plot 1 – 1 Pepperly Hill Close
Plot 2 – 2 Pepperly Hill Close
Plot 3 – 3 Pepperly Hill Close

Plot 4 – 4 Pepperly Hill Close
Plot 5 – 5 Pepperly Hill Close

The Council considered that above applications and Cllr O'Brien proposed not to make any objections; this was seconded by Cllr May and resolved by the Council 8 votes.

The Chair reported that the Notts County Council has confirmed the (Elkesley Bridleway No.9) Modification Order 2018. The effect of the Order as confirmed is to modify the Definitive Map and Statement for the above area by adding Elkesley Bridleway No.9 commencing from a point, grid reference SK6886 7529 at the junction with Elkesley Byway No.3 (Brough Lane) and proceeding for a distance of approx.. 235 metres in a generally south-easterly direction to a point SK6905 7515 at the side of the River Poulter as shown on the Order Map.

It was reported that the Parish Council has submitted its response to the Draft Bassetlaw Plan Part 1: Strategic Plan – copy attached to the end of these minutes.

It was noted that the Parish Council has written to the Planning Enforcement Officer regarding the travellers site on Brough Lane. This site is quite clearly an unsuitable location for any development and would not be supported by the Parish Council, and we would ask for this to be taken into consideration before making any agreement with the site owners.

3112/19 To receive any update on the Robin Hood Inn

The Chair reported that a survey has been put together to put on facebook, Idle times, newspaper; paper copies are available if anyone would like one to try to judge levels of interest in line with trying to get the pub re opened. The biggest hurdle is getting the owner to sell it but that can't do unless we know what the level is; first to do. There will be consultations in an evening and will be looking at different options of different ways of funding it and how money can be raised to pay for it.

3113/19 To consider the Football Association grants and quotations

Cllr May reported that a grant has been offered but he is waiting to hear what the money can be spent on; this information is not available until after April.

3114/19 To receive update on the play shelter repairs and contractor

Cllr May reported that the contractor will be carrying out the repairs to the play shelter as soon as they are available.

3115/19 To consider quotes for work to be carried out on the BMX track

Two quotes for the small BMX track to redress the surface were considered; a third quote which was requested but not received. The work is to dress the surface of the track; which will also include the turning circle at the end as the stone is going onto the grassed area. Cllr Woodcock requested written specification for the work required prior to further consideration. The Chair reported that the track is several years old and installed at no cost to the Council.

Cllr May will write the specification and proposed that once the specification has been confirmed for the work; the cheapest quote is chosen; this was seconded by Cllr O'Brien and resolved by the Council 7 votes and Cllr Stronach abstained.

3116/19 Proposal to consider repairs to equipment

After consideration, the Chair proposed to offer a donation of £50 towards the cost of a new tractor nose cone; partly damaged whilst in use by the council. This was seconded by Cllr Woodcock and resolved by the Council 6 votes for and 2 votes against.

3117/19 Finance – to approve payments and receive financial update

The Clerk circulates copies of the finances up to 28th February 2018; copy of the budget today and bank statements for the Councillors to view.

Cllr O'Brien proposed to approve the following payments as circulated; this was seconded by Cllr Wilkinson and resolved by 7 votes – Cllr Stronach refused to sign the cheque for the work to the sports field hedge; the rest of the Cllrs were happy with the improvement.

February Cheques:

- a) Idle Times donation £330.00 (1878)
- b) HMRC – p.a.y.e £58.00 (1879)
- c) Clerk wages £231.30 (1880)
- d) L Ffoulkes-Jones – replacement headlight for tractor £111.00 (1881)

March Cheques:

- e) Elkesley Memorial Hall – room hire & post office £125.00 (1882)
- f) I Davis – final garage rent to September £158.40.(1883)
- g) North Notts Community First Responders – training donation £50.00 (1884)
- h) Parish Clerk Feb wage £231.50 (1885)
- i) HMRC – p.a.y.e £57.80 (1886)
- J) Grounds maintenance wage £148.77 (1887)
- k) Clerk's & office expenses Nov to March £81.26 (1888)
- l) R May – petrol & oil for grass cutting £79.23 (1890)
- m) D Greaves - sports field hedge cut £1368.00 (1891)
- n) M Stronach – petrol & bin bags £7.74 (1892)
- o) Tuxford Lawnmower Centre – service £110.49 (1893)
- p) L Ffoulkes-Jones – donation towards new tractor nose cone £50.00 (1894)

3118/19 To approve budget virements

The Clerk went through the budget figures to date and highlighted items that had gone over budget due to various reasons. Cllr O'Brien proposed that virements to cover the amounts are used from unspent budget items; this was seconded by the Chair and resolved by the Council 8 votes.

3119/19 To approve Internal Control review document

The Clerk previously circulated copies of the Internal Control Review document for the Council to consider. Cllr Stronach proposed to approve the review document; this was seconded by Cllr O'Brien and resolved by the Council 8 votes.

3120/19 To consider External Audit review or exemption for the financial year ending 2018-19

The Clerk reported that due to the receipts and payments for the year ending 31st March 2019 are below the £25,000 level; this allows the Parish Council to be exempt from sending the annual return to the external auditor. All the usual end of year procedures will still take

place so long as everything is put on the website. Cllr O'Brien proposed to apply for exemption as above; this was seconded by Cllr Wilkinson and resolved by the Council 8 votes.

3121/19 To receive village reports on the following:

Sports field and play area inspections:

- Cllr May reported that the current play area inspector is no longer able to continue helping with this role; two new residents have put themselves forward to carry out the inspections. Cllr May and the Chair have shown them what needs to be done during the inspections and completing the paperwork
- One of the original wooden benches under the tree is now unsafe and will be cut up and removed. Part of the large swing will be removed to allow repairs to be carried out
- Dog fouling on the field was raised – it was agreed to install some more dog signs around the field and ask the dog warden to visit the area to carry out spot checks. Cllr May will put some signs on the fence and play area
- Someone has moved the metal picnic bench; Cllr May proposed moving it towards the humps within the play area

Highways and service faults

- The litterbin on the bottom of Lawnwood Lane and Lawnwood Ave requires a new liner ; District Cllr Dukes reported this previously.
- Cllr Stronach asked if a litter bin could be put near where the telephone phone was
- A request for a litter bin next to the new bench on Coal Pit Lane

Cllr Flear reported that he and Cllr O'Brien met with Jo Horton (Highways) and County Cllr Kevin Greaves; following the proposal a few meetings ago regarding the speed limits around the village. It appeared that Highways are very reluctant to do anything due to budget restraints. Additional signage has been approved for the junction at the bottom of Bridge Road. The request for the national speed limit on Brough Lane from Battery lane through to Plevins to be changed to 20mph was a not an option. A recommendation could be put forward for 30mph; which would be subject to an assessment; however the result would probably show that it does not warrant a reduction in speed limit as the criteria is based on the amount of accidents. Cllr O'Brien asked if an assessment on Brough Lane could be carried out anyway.

An assessment may be possible following the request for a compulsory 20mph limit for Headland, Headland and Low Street; and an advisory 20mph limit from the top of Park Lane down to the Vicarage was a possibility which Highways may explore. The meeting itself didn't really go to plan as Highways will only spend their money where it gets the more benefit.

Cllr O'Brien also told Jo Horton that they still haven't included Pepperly Rise in the new road sign.

Cemetery

- Cllr Stronach reported that the cemetery was looking good.

- Unfortunately some unauthorised items around a grave requires moving; Cllr Stronach will contact the person concerned.
- Cllr Stronach and Cllr Woodcock will carry out work to trim the holly bush back.
- Cllr May has arranged for the water butt to be raised.

Defibrillator inspection – everything was reported to be okay.

3122/19 To receive reports from any meetings attended by Parish Council representatives

The Clerk reported that she has been to the Parish Forum and collected information for the elections and nomination papers.

The Chair has written to Mr Bromley the owner of the Yew Tree site to ask if he could give us an update or tell us what is happening with the site. Also update him on the consultation on the draft BDC local plan; plus we are renewing our Neighbourhood Plan; there could be a possibility the site could be de-allocated if we don't know what is happening to it.

Cllr Wilkinson mentioned about the condition of the muddy path through the Yew Tree site; the Chair will ask the owner if we can do something to improve the surface.

3123/19 Proposal to discuss the village hall

Cllr Stronach asked for this item to be deferred as the Village Hall Committee member was not present at the meeting.

3124/19 To receive items of information and for future agenda items

- A letter has been received notification the Council that the large street light poppies for Remembrance Day are on sale for the time being
- The Parish and District Council elections take place on the 2nd May 2019
- The litter pick is on the 5th May 2019 – 10.00am -12.00pm
- It was suggested to ask Plevins and other businesses if they will clear up around their area; Councillors will ask Plevins, A1 Recycling and the caravan storage company
- Cllr Woodcock will contact the Planning Enforcement office regarding the removal of a large tree

3125/19 To exclude members of the public under Public Bodies (Admission to Meetings) Act 1960 to allow consideration of job applications

Members of the public left the meeting at this point.

3126/19 To consider job applications for Grounds Maintenance Person

At this point Cllr May left the meeting due to a declaration of interest.

Two applications have been received for the position of Grounds Maintenance Person; it was agreed to arrange interviews next week.

3127/19 Time and Date of the next Parish Council meeting

The **Annual Parish Meeting** will be held at 7pm on Tuesday 21st May 2018.

The **Annual Meeting of the Parish Council** will be held at 7.15pm on Tuesday 21st May 2018. The meeting closed at 8.42pm.

Draft Bassetlaw Plan Part 1: Strategic Plan

Elkesley Parish Council would like to make the following comments on the Draft Bassetlaw Plan Jan 2019.

Elkesley Parish Council does not support this plan in its current form and are unanimous in their opinion that the consultation has been woefully inadequate. The Parish Council were given less than three days' notice of the consultation event within the village, hence the vast majority of villagers were unaware it was taking place. The expectation by BDC staff was that the Parish Council would advertise it on their behalf and at such short notice only people who follow Facebook or our web site would have been informed; this amounts to less than 10% of the local population. We believe the number of comments you receive will be significantly lower than normal and not a true representation of villagers' thoughts and certainly can't be classed as full consultation with the local population.

- Elkesley Parish Council believes that the cost cutting exercise in consultation that has taken place needs to be redone, in a manner that targets all of BDC electorate and not just the few who participate in social media or the internet.

As part of the whole Plan and subsequent policies within it, Elkesley Parish Council is surprised that very little alternative sources of green energy are included. The plan does highlight solar energy fields will be supported and housing should be designed with good "solar access". There is no mention of any other alternatives like Air Source heat pumps or ground source heat pumps, which could be done at the building stage, and would provide a significant saving to reduce the reliance on fossil fuels, mitigating climate change.

- Elkesley Parish Council would like to see a comprehensive policy regarding the use of all alternative energy sources and not just solar, within the building process not just for housing but any development within the area. BDC can set these markers higher than the stated norm, and we would like to see that done to encourage excellent buildings being built within the district, encouraging people to want to live here.

There is also no mention of electric vehicle charging points in local towns and villages apart from those proposed in the North Nottingham Garden Villages.

- There is no point supplying charging points within any development unless additional charging areas are available district wide. Elkesley Parish Council would like to see a comprehensive policy for the support of electric vehicles within the plan.

The plan itself appears to favour overwhelming a small area of the district with housing, on top of the very large growth figure of 20% that is already identified for the villages already.

The key ethos of a garden village is of having an area that you live in, that you can walk or take local transport to work, but former ministers and MPs have already made it clear that developments on a small scale may struggle to fit in all the community facilities that would be needed make it self-sustaining. Government has also said that the developments will be distinct new places, with their own community facilities, rather than extensions to existing areas.

- This plan although too large for the proposed area is attached to the end of an existing village so is not a distinct new place, and it's also not large enough to make it self-sustaining like a garden town.

Good garden villages are those that have been developed by business to house workers, like Bournville and Port Sunlight. This proposal does nothing to address the needs of either the existing population or those of any new residents as it is not comprehensive enough and it will just become a ghost village during the day and a sink estate by night.

This plan makes assumptions on behalf of other agencies and departments that it has no control over and is not able to guarantee, for instance: schooling and roads are controlled by NCC. This plan does not show any agreement by NCC to provide said services in the district, in actual fact spending on roads has reduced dramatically over the last few years, health services are at breaking point and the NHS are having difficulty getting more surgeries into the area.

Whilst not specifically a facility supplied within the proposed sites or in any other part of the plan, the availability of hospital cover for children during the evening has been recently withdrawn at Bassetlaw hospital and there are no overnight services. One must ask why such a large housing development is not more evenly spread across the district and why have sought to place the development as far away from the essential services as possible.

“The New Settlement Study” that was undertaken and used as evidence for this plan only looked at large scale housing sites, why did this study not also look at any other areas within Retford or the surrounding district to supply a smaller quantity of housing spread more evenly throughout the area? For instance, there is no discussion about extending the Shireoakes or Harworth developments. Both developments already have a “broad range of community services and facilities” available and are “strategically well located with good road links to the M1 and A1 via the A57 and good rail links to the wider region”. They are both on the north side of the district close to the existing Bassetlaw Hospital and Worksop College, and within easy reach of the main cities of Worksop, Sheffield, Rotherham and Doncaster.

Whilst this Draft Plan identifies the need for employment there is no discussion regarding the loss of the skilled jobs already within the Gamston site, or the replacement jobs being industrial. The assumption is however that this “will provide local employment opportunities for the new residents as well as existing rural village working age population.” Elkesley Parish Council finds this quote demeaning and implies that new and existing residents are not skilled workers. Within the local villages at present there are doctors, teachers, nurses, Members of Parliament, Judges, farmers and much more. To say “providing B1c, B2 and B8 uses to meet local demand”, is implying you don’t expect any skilled professionals to live in the area.

- Elkesley Parish Council believes the range of employment opportunities should be broad enough to cater for professionals and unskilled workers looking for employment.

Section 12 North Nottinghamshire Garden Villages

Elkesley Parish Council has concerns over the very high volume of houses proposed for both sites and the assumptions that have been made to quantify the proposal.

The proposal is discussing utilising a brownfield site when currently there are over 400 acres of existing farmland that are still in use and producing crops and employment within the district. The Parish Council believes that BDC has not correctly identified the amount of brownfield and farmland areas, and people have not been able to make an appropriate informed decision on the merits of the proposal.

- The Parish Council would like to see the amounts displayed correctly and what cost considerations have been used in order to validate using rural locations for mass housing.

Elkesley Parish Council is aware that Bassetlaw District Council is 7.9 years ahead of its building needs.

- It is not clear from the figures supplied if this 7.9 figure has been considered when developing this Draft Plan, and the Parish Council would like to see clarity on this within any plan.

This proposal assumes that the people who live on the Garden Villages will either use the A1 corridor, work from home or work on site. This is a very naïve assumption considering the majority of people in the area currently either work in Retford, Worksop and surrounding villages, which will not change overnight, and even then, not everyone else will either work away from Retford or within the garden village area. With a development of this size and in this area, families will have to travel for everything, work, school, supermarkets and social events. It is estimated that from every household there will be 6 journeys per house a total of 6000 per day rising to over 24,000 upon full completion of the development, in addition to the industrial traffic movements. Over the 17-year period from 2018 that will be a vast number of extra vehicles, using the existing local rural road network and A1 corridor.

- We do not see any traffic assessment included to support the assumptions that have been made regarding vehicle usage.
- The proposal only discusses improvements to the highway network including access to the A1 for the use of vehicles, but not how the A1 will be upgraded to support the increased traffic flow. What the timescales are for this and what funding has been identified to complete this.
- The Policy does not identify which roads on the existing rural road network will be upgraded, over what timescale and what funding has been identified to complete this.
- The policy does not identify any agreement with NCC to upgrade these roads.
- We have concerns over the rural road networks ability to cope with the increased demand, even with a staged approach to any development.
- Currently Brick Yard Road is very low priority for maintenance and floods on a regular basis and gritting is very rarely done except in very prolonged periods of really bad weather. The road doesn't have footpaths or streetlights, and in a world where we are promoting walking and cycling this proposal in its current form does not address these problems.
- Whilst the B6387 road between the A1 and Gamston is fairly well maintained, again it doesn't have streetlights or pavements until you reach Muttonshire Hill, it's not conducive to promoting walking or cycling. The proposal does highlight the requirement for a dedicated pedestrian / Cycle bridge between the two sites, but it does not address the issues of pedestrians or cyclists wanting to leave the site to another location other than Bevercotes by foot or by bicycle, where pavements or lighting are not available.
- Elkesley Parish Council would like to see answers to all questions above prior to any agreement to the proposals in this plan. We would also like a specific pedestrian / cycle bridge from the Gamston airport site to Elkesley if this proposal goes ahead, to enable families from either side of the A1 to use either facilities safely without having to resort to using a vehicle.
- There doesn't appear to be any Air pollution data included in this proposal. Elkesley Parish Council would like to see official data on current Air Quality for the area including a prediction of the air

quality based on the average vehicle movements that would be applicable to both sites on development. Air quality in the area at present is higher than the average for Bassetlaw based on BBC data of NO₂, and we feel the current Air Quality should be assessed and included in any Draft plan prior to any consultation or development plan being implemented.

The proposal indicates that both sites will be treated “holistically” “without the drawback of coalescence” however the plan clearly shows the airport site directly at the top of Muttonshire Hill, an existing part of Gamston village. Looking closer at the development boundary, the most northern edge of the development site would almost meet the existing site on the south side of Ordsall that has previously been earmarked for housing development. Based on this we fail to see how this development has not got the “drawback of coalescence”, something identified by BDC.

The policy then goes on to discuss shared facilities between the Airport and Bevercotes site, but not with the existing villages, only between the new sites. Whilst a holistic approach to housing is seen as good practice, it needs to be done without marginalising the existing villages in the area.

- The Parish Council would like to see specific proposals and commitment to investment in schooling and other facilities within the existing villages shown within the plan.

While the proposal identifies that facilities are to be supplied, it lacks substance on the specific facilities and any milestones regarding timescales for supplying them. Local schools have capacity for new children but dependent upon where within the site the housing is situated will determine if it's within walking and/or cycling distance for parents and children.

- The Parish Council would like to see a more detailed plan of the development sites within the plan and clarity of where the housing and facilities are proposed within the sites.
- The Parish Council would like to see milestones for the supply of any said facilities in order that families wouldn't be waiting until the whole development is complete before facilities become available as has happened on other developments like this.

Elkesley Parish Council cannot support this plan in its' current form and believes that the whole plan needs looking at in a district-wide holistic manner with appropriate assurances from relevant agencies. The plan needs to address the missing or overlooked areas, take into consideration the views of local residents and Parish Councils, before being brought out for further consultation.

Chair, Elkesley Parish Council