

Misson Parish Council

Minutes of meeting held at the Community Centre, Vicar Lane, Misson at 7.00pm on Wednesday 5th February 2020.

Tunnel Tech (North) – update by Simon Middlebrook General Manager prior to the Parish Council meeting commencing:

This update follows on from the information provided to the December 2019 Parish Council meeting by Mr Middlebrook.

A contract for the enclosure works was agreed to on the 17th January – the next stage will be a plan that will detail how and when the works will be undertaken. It is anticipated that work will commence on the site in early March with a completion date at the end of August/ beginning of September. Mr Middlebrook will confirm the plan of works to the Parish Council in due course.

Bassetlaw District Council (BDC) have been informed of this progress. D Cllr M Watson explained that BDC have maintained their stance that the enclosure works should be completed by the end of April – which is reflected in Tunnel Tech's operating permit.

A member of audience asked about the emissions testing which had been carried out and the outcome of them. D Cllr Watson has a copy of the results which will be included on the Parish website. **Action – D Cllr Watson to supply the Clerk with the report – the Clerk will then include on the Parish website.**

D Cllr Watson is to discuss the report with Andrea Stewart from Environmental Health at BDC.

Dr Walker, as Chair of Misson Community Association thanked Mr Middlebrook for speaking to his employers about providing funding for local community projects.

Public Questions:

1. A member of the public asked if there was a contact phone number for the new MP – Brendan Clarke-Smith and when/ where his surgery would be. D Cllr Watson provided the following information – there will be an MP's surgery this Friday 7th February at the Conservative Association in Harworth. The contact telephone number for the MP's Constituency Office is 01909 738956 and for Matthew Evans who works with the MP it is 01909 738953.

Present: Cllrs. Jayne Watson (Chair) Julie Watkins, Andy Woolliams, Jamie Sutherland, Mark Watson (also attending as D Cllr), PCSO David Airey and Clerk Mark Hooper.

1. **To receive apologies for absence:** Peter Edwards, C Cllr Tracey Taylor.
2. **To receive any declarations of disclosable pecuniary and non-pecuniary interests:** none declared.
3. **To approve the minutes of the Council meeting of January 8th 2020.** These were approved and signed by the Chair.
4. **To note matters arising from the minutes of the last meeting not on the agenda:**

- Clerk has contacted Notts Highways to ascertain where the boundary for the Green and the Pinfold lies and also the status of the lane. **NCC Highways have confirmed that it does not form part of the adopted highway. Action – Clerk to look into the potential for apply to the Land Registry to register it in the name of the Parish Council.**
 - **River Lane** – a sink hole has appeared on River Lane near the water main which has been reported by the Clerk to Anglian Water. Anglian Water have confirmed that they are awaiting approval for a permit from the local Highways Authority as it requires a road closure. **Update received 28th January that NCC Highways have provided a permit for road closure for the 27th April. Anglian Water are requesting an earlier date.**
 - **The Hagg Lane road sign is missing** – Clerk has reported this to BDC who have confirmed it will be dealt with in due course. Meeting was to be held w/c 27th January to discuss this. **Clerk to check position in a month's time.**
 - **Replacement Street Lighting** – complaints had been made about the reduction in overall visibility since the lights were upgraded to LEDs. The Clerk has contact NCC Highways requesting a light survey. Further detail has been requested – Gibdyke, Middle Street, Dame Lane and Vicar Lane are particularly affected. **NCC Highways have responded – in summary funding is available for replacing any broken or damaged street lighting – but not to install additional columns.**
 - **Replacement bench at the bungalows on the High Street.** This has been purchased and has been sited. Original bench has been collected by BDC for their re-use. Confirmation from BDC received re replacing the bench – the PC has public liability insurance which covers street furniture.
5. **To consider the co-option of a new Parish Councillor.**
Electoral Services at BDC have confirmed that a By-Election has not been requested – therefore the Parsi Council can consider co-opting a new Parish Councillor. Mr Ken Shephard has, during January, expressed a desire to join the Parish Council which has been agreed to by the Parish Councillors. Mr Shephard was duly co-opted on to the PC and joined the Parish Council for the remainder of the meeting. **Action – Clerk to confirm the co-option with Electoral services at BDC.**
6. **To receive reports from District and County Councillors**
- **C Cllr T Taylor was unable to attend in person but provided an update by email:**
A reminder was made about the Local Improvement Scheme – the closing date will be the 28th February. Local groups are encouraged to identify schemes for applications. The minimum grant is for £1,000 to a maximum of £30,000.

A Notts County Council (NCC) budget meeting is to be held on the 27th February – no further information available at the moment. Local Authorities are still subject to the Council Tax Referendum trigger point of 3% for the main Council tax and that the Govt has extended the extra Adult Social Care precept of 2% for a further year.

BDC have launched the consultation on the Draft Local Plan which is open to all residents for comment.

- **D Cllr. M. Watson** – it has also been a busy month. There has been an Overview and Scrutiny Committee meeting – the main topic was the performance of BDC during the floods which occurred in November 2019. NCC are the lead flood authority – but at a local level BDC did get very involved. Many BDC staff worked above and beyond their remit to help affected households- in particular Jonathan Brassington the Communications Officer at BDC.

It was felt that NCC had provided very limited support – whilst the Environment Agency had very little presence during this period.

D Cllr M Watson has a meeting on Friday 7th February with the new Bassetlaw MP - Brendan Clarke-Smith to discuss the flood issues. There are vast areas of farmland still underwater and likely to remain so for the next six months.

Concerns have been raised about the pumping station at West Stockwith – a message was issued eight days after the floods took place that the pumps were working – but no confirmation that they had been throughout the period since the flooding.

A formal response from NCC to the flooding will be available in two to three months' time.

There are concerns about inter-agency co-ordination. The Gainsborough Road from Bawtry was closed due to flooding by Doncaster Metropolitan Borough Council (DMBC) – it was NCC Highways responsibility to install relevant signage.

Council rents – since all Council housing has been taken back in-house from A1 Housing a review of the rents is being undertaken which will result in some increases and some reductions.

The Bassetlaw Rural Plan is to be published in February – there will be the consultation with Parish Councils.

The draft Bassetlaw Local Plan has been issued for consultation until the 26th February – it is available to view on the BDC website – individuals can make direct comments to BDC.

The main changes to the previous version of the Local Plan are that objections were made to the proposed scale of the new garden village developments at Gamston and Bevercotes. As a consequence, a further development is to be made at the Appleyhead junction of the A1 near Clumber Park. A new train station will be installed there.

There will also be increased housing development in Worksop and some in Retford. For small rural settlements – of which Misson is one – the draft plan increases the additional housing requirement to 20%. For Misson this equates to 59 additional houses by 2037. The Misson Neighbourhood Plan included plans for an additional 50 houses – since the plan was written an additional seven planning applications have been approved.

With regard to the Misson Neighbourhood Plan it was decided that a Windfall Policy would be the only additional requirement in light of the draft Bassetlaw Local Plan.

Action – MPC to amend the Misson Neighbourhood Plan accordingly and share with BDC.

D Cllr Watson confirmed that £300 was available for community activities in Misson during 2020/21 from his BDC discretionary budget.

7. **To receive a report on the policing of the Parish.** PCSO Dave Airey provided the update for January. There have been nine crimes over the whole BEAT area for January – of which one was in Misson Springs – a theft. There have been some reports of anti-social behaviour across the whole beat area. There is an increase in fraudulent scams – residents are urged to be vigilant.

The full report includes security advice applicable to everybody and is available on the MPC website

8. Planning

a. To note planning decisions -

- **19/01405/HSE** - Erect Single Storey Side Extension. Windermere, Dame Lane, Misson. **Grant.**
- **19/01590/FUL** - Erect Dwelling Associated with Equestrian Business - True Fate Equestrian Centre Bracken Hill Lane Misson. **Application Withdrawn**

b. To consider planning applications:

- **19/01638/RES** - Reserved Matters Application for One Dwelling (Plot One) Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Plot 1 Land To The North East Of Gibdyke Misson
- **19/01639/RES** - Reserved Matters Application for One Dwelling (Plot Two) and Demolition of Existing Building on Site Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Plot 2 Land To The North East Of Gibdyke Misson.
- **19/01640/RES** - Reserved Matters Application for One Dwelling (Plot Three) Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Plot 3 Land To The North East Of Gibdyke Misson

The Parish Council considered the three planning applications above together as they relate to the same site. The PC object to the three planning applications with reference to various aspects of the Misson Neighbourhood Plan (MNP) – the full objection is at Annex 1 to these minutes. **In summary the Parish Council objects on the grounds that the planning applications are substantially different to the Outline Planning Application which has been approved. In addition, the access to the site has been significantly modified from the Outline planning Application.**

- **19/01650/COU** - Change of Use of Dwelling to Mixed Use of Dwelling and Dog Grooming Salon, by Conversion of Half Double Integrated Garage into a Dog Grooming Salon. 3 Mulberry Court Misson. **The Parish Council supports this application – the application covers any concerns about car parking.**
- **20/00054/VOC** - Vary Condition 7 of P.A 15/00215/FUL - Installation of a 10MW Solar Photovoltaic Development including Ancillary Buildings, Landscaping, New Entrance and Access to Site from Bawtry Road. Misson Solar Farm Bryans Close Lane Misson. **The Parish Council supports this application to increase the lifespan of the site from 35 to 40 years.**

c. **To consider any other planning matters:**

The following planning application was received after the agenda was issued. A time extension was requested from BDC Planning – but confirmation of this was not received in advance of the meeting. It was thus decided to consider the application.

- **20/00098/CAT** - Remove 6 Leylandii to Eastern Boundary, 10 Leylandii to Northern Boundary, 6 Leylandii to Western Boundary and 25 Leylandii to Southern Boundary. Delamere, Middle Street, Misson. **The Parish Council Approved this application**
- **New Bassetlaw Local Plan** – this was discussed under D Cllr M Watson's update.
Concern was raised about developers submitting Outline Planning Applications which are subsequently approved – then submitting full Planning Applications which are substantially different.
There has also been a lack of consistency between the various Planning Officers at BDC to allow time extensions for comments to be made on planning applications.

9. The Neighbourhood Improvement Programme

- **Local Improvement Scheme has been launched** – the closing date is the 28th February – grants are available for capital projects between the value of £1,000 and £30,000. It was agreed that the PC did not have any suitable projects for this round of funding. **Action – Clerk to forward details of the scheme to the Chair of the MCA.**
- **Lengthsmen** – it was proposed by Cllr Watkins that two new salt bins be purchased to replace those at the top of Middle Street at the junction with Station Road and outside the bungalows on the High Street. This was seconded by Cllr M Watson. **Action – Clerk to order two new salt bins.**
- **Misson Cemetery/ Churchyard** – concern has been raised about the boundary wall of the Churchyard next to Vicar Lane. **Action Cllr Sutherton will inspect the wall in advance of the March meeting.**
- **Pinfold** – the hedge requires cutting and subsequently laying. Cllr Watkins will arrange for it to be cut. She has contacted the Tree Officer at BDC for advice about laying the hedge.
As an initial plan it was decided to plant wild flowers in the Pinfold with some paths mown between them – a suggestion was made to consider the purchase of a bench in the future. **Action – Cllr Watkins to arrange the planting of the wild flowers and the cutting of the hedge.**
The next edition of the Parish Newsletter will include a request for ideas for the long-term use of the Pinfold.
- **Consideration of a new notice board for the Churchyard** – to replace the existing one in consultation with the Church Council. A reasonably sized one would be desirable for Church notices and general village information – it would reduce the need to use the lampposts. Proposed by Cllr J Watson and seconded by Cllr J

Watkins. **Action - Cllr J Watson to discuss in the first instance with the Church Warden. Action – Clerk to contact Town Estates Charity re-funding the notice board.**

- **Newington Sign** – an update has been provided by the manufacturer – the sign should be in place by the end of February.
- **Consideration to be given to taking part in the Best Kept Village Competition.** A decision was taken to enter the competition – proposed by Cllr J Watkins and seconded by Cllr J Sutherton. **Action – Clerk to submit application form. Cllr J Watson to provide contact details of the owner of Misson Mill to the Clerk to enable contact with him to be made.**

10. Business Liaison

- **Odour emissions from Tunnel Tech.** The January figures had been circulated prior to the meeting – there were 27 complaints which was four more than November and December. Residents were reminded to email complaints to BDC – there are issues with the phone lines to BDC currently.
- **Doncaster Airport Committee** – there had not been a meeting since the last PC meeting
- **Misson School** – Cllr A Woolliams provided an update on the planned extension to the playground at the school. The aim is to replace 20 square meters of grassed area with tarmac. A bid has been completed to request a grant of funding from Reaching Communities – part of the National Lottery. Further updates will be provided.

11. To receive a report from Misson Community Association (MCA):

- VE Celebrations – plans are progressing. The next meeting will be before the end of February.
- The MCA AGM will be held on the 19th February.
- A photography competition has been advertised on the MCA notice board – closing date is in March.
- The projector requires a replacement part – Dr Walker offered to supply a projector she already has.

12. To discuss renewal of the Community Centre Lease. The MCA lease Sub-committee met on the 4th February. One trustee was on holiday but had communicated by email. A further joint meeting between MCA and MPC to be arranged after 15th February. **Action – Clerk to arrange meeting.**

The renewal lease needs to be agreed to and signed by the 31st March 2020. Cllr J Watson explained that if this deadline could not be adhered to the Parish Council would need to consider if a lease could be offered.

The Community Centre building survey and been partly undertaken – the surveyors need to re-visit the site to complete it.

13. To review highways and parish paths – The Vicar Lane sign where it meets Top Road has been removed by builders – who will replace it in due course. The Norwith Hill public footpath sign is now in place.

Fly- tipping – at the Hagg Lane end of Slaynes Lane. **Action – Clerk to contact BDC.**

Sign missing – at the junction of Springs Road and Bank End Road – **Action – Clerk to contact NCC Highways.**

14. To receive feedback from meetings attended during January: no meetings were attended.

15. To discuss the VE Celebrations for 2020 – the latest meeting was held on the 20th January – Cllr P Edwards represented MPC. A timetable of events has been outlined for the day. A further meeting will be held towards the end of February.

A leaflet outlining the day's activities has been produced by the MCA and distributed. Cllr J Watson wished it be recorded in these minutes that as the leaflet had been issued in the name of the MCA and MPC it should have been reviewed and approved by the MPC prior to issue. **Action – Clerk to write to the Chair of the MCA accordingly.**

A member of MCA in the audience apologised for the issue of the leaflet without consultation with the MPC.

16. To discuss the invitation to attend a Service of Commemoration and Remembrance at Southwell Minster on 10th May 2020. No Parish Councillors expressed a wish to attend. **Action – Clerk to confirm.**

17. To receive an update on the planned telecoms mast – Clerk has contacted Clarke-Telecom via their website again – awaiting response. **Action Clerk to follow this up ahead of March meeting**

18. To receive correspondence:

A letter had been received from a parishioner asking if a sign informing people where the Community Centre is could be displayed in the village and queried who would be responsible for placing it. The Parish Council were of the opinion that there was a lot of signage in the village already.

D Cllr M Watson confirmed that 'brown' information signs are available at a cost from NCC Highways. It would be the responsibility of the MCA if they wished to pursue this.

The same parishioner had suggested developing the Pinfold into a 'Sensory Garden' with access to people in wheelchairs. The Parish Council expressed their thanks for the suggestion – it will be included in the list of suggestions already made. As mentioned previously the next edition of the Parish Newsletter will include a request for suggestions for the long-term use of the Pinfold.

19. Parish Financial administration

The precept for 2020/21 with an uplift of 5% was approved at the January meeting – the Clerk will submit the form following this meeting.

To receive and approve:

- The Clerk presented the Financial statements to the 31st December 2019 and Council resolved to accept them

NatWest Current Acc. @ 31/1/20 £11,117.15

NatWest Reserve Acc. @ 31/1/20 £10,556.56

- Councillors resolved to approve the following cheques for payment:

Chq no	Payee	Description	Amount
001222	Royal British Legion	Lamp post poppy appeal	£75.00
001223	WJS Surveyors	Building Survey	£800.00
001224	HMRC	PAYE – January	£84.60
001225	TEC Clerk	Salary – January	£110.00
001226	MPC Clerk	Salary – January	£368.20
001227	Lengthsmen 1	Lengthsman January	£271.51
		Total	£1,709.31

20. To confirm the date of the next meeting: Wednesday, March 4th 2020.

Annex 1

Planning Application 19/01638/RES Reserved Matters Application for One Dwelling (Plot One) Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Land to the north east of Gibdyke Misson.

Planning Application 19/01639/RES Reserved Matters Application for One Dwelling (Plot Two) and Demolition of Existing Building on Site Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Land to the north east of Gibdyke Misson.

Planning Application 19/01640/RES Reserved Matters Application for One Dwelling (Plot Three) Following Outline P/A 17/00223/OUT. Seeking Approval for Appearance, Site Layout, Landscaping, Scale and Access. Land to the north east of Gibdyke Misson.

Misson Parish Council (MPC) would like to make the following comments about the above three planning applications which are contained on one site. The comments apply to all three. We have taken into account the policy statements within the Misson Neighbourhood Plan (MNP), the Misson Design Guide (MDG) and the Conservation Area (CA) status designation.

MNP Policy 1: Pre-Application Community Consultation

“Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage”.

There has been no active pre-application engagement with MPC or evidence of consultation with the community at any stage of this development. This is particularly important when considering the impact the development will have on the residents of Gibdyke which is narrow and in places only fit for one vehicle at a time.

This was a matter of serious concern for residents in their objections to the outline planning application because inevitably there will be increased traffic particularly of large vehicles if building commences. The proposed entrance to the development will significantly impact the residents and visitors to Holly Cottage and The Cottage whose gateways are directly opposite the entrance splay from the site. Currently the property owners have need to park their vehicles on the highway. To mitigate these issues, amendments to increase the depth and width of the splay may be necessary.

MPC and residents are investing time and resources in tending the verges on Gibdyke, planting spring bulbs etc. We would like to see ways of mitigating damage caused by the increased traffic and the need for making good any damage of the verge that does occur in the form of a condition.

MNP Policy 2: Design Principles for Residential Development

It is questionable whether the development enhances the existing historic character of this section of the Conservation Area within the village. It is a very large scale imposing development which comprises of only 3 homes. The design on the ‘agricultural’ buildings appears to be a pastiche, fussy and over complicated rather than the more usual simplistic design of historical properties and agricultural buildings. Successful Places says:

“Building forms and details should be appropriate to the local context, their position and role within the place hierarchy and make a positive contribution to the character of the place”. (MDG p.9).

Residential Amenity

MPC consider that the short distance between the exiting dwellings notably Holly Cottage and The Cottage and the size and scale of the dwelling on Plot 1, will result a significant loss of privacy and general amenity.

Light pollution

The application does not specify any lighting schemes.

MPC request that any external lighting schemes impact minimally on the historic environment, are sensitive to the rural context of the site and sympathetic to the effects of light pollution on wildlife. Particularly the proximity of the SSSIs, Misson's significant owl and over wintering bird population, bats and roosting birds.

MNP Policy 3: A Mix of Housing Types

The proposed large scale development of three 4 bedroomed properties does not reflect the local demonstrable need for smaller market dwellings as detailed in MNP Policy 3. Misson needs a more balanced provision of house types and bedroom numbers to meet the needs of all ages and incomes.

The developer submitted a proposal for "up to 6" properties in the outline planning application in 2017. We note that in the current application this has now been reduced by 50% and the houses are of a much larger scale. It is an issue of great concern to communities when developers submit outline proposals for greater numbers of houses but once outline consent is gained, the number of houses is reduced and the size and scale is increased usually with the loss of the much needed smaller dwellings.

Policy 10: Improving Green Infrastructure and the Natural Environment Boundary Treatment and Ecology

An up to date ecology report has not been submitted as is implied in the Design and Access statements provided with the application. MPC note that the Nottinghamshire Wildlife Trust has provided a detailed response and value their recommendations.

There is also no mention of the possible intentions and therefore necessary CA permissions to fell trees of which there are several within the site. Many are to boundaries of note a line of silver birches, hawthorn, apple and mixed hedges, holly and 25 foot specimen trees of note (possibly holly) in the centre of the plot. Another tree towards the front of the site has already been recently felled without the required permission.

"New development in Misson should seek to work with the landscape, retaining important trees and other ecological features..." (MDG p.5)

Nor is there any mention of permission required to demolish the old boundary walls on the site. These abut the highway and a large section exists on the northern field boundary. These walls contribute to the setting of the Gibdyke moated site Scheduled Ancient Monument (SAM) and the grade II listed Gibdyke Farmhouse. Also, there is an old brick and large stone wall extending down the centre of the site and abutting the dovecote, part of which has been recently demolished without permission. We note condition 10 and 11 in connection with this as part of the outline planning consent which have not yet been discharged.

If this application is granted, MPC feel it is important and would encourage that as much of this historic material as possible is carefully restored and re used in the development, preferably in the construction of some boundary walls with extra care given to the boundary between the site and the open countryside.

“Developments that form a new long term settlement edge should create a positive relationship with the adjoining countryside, providing an appropriate transition between the built up area and the adjoining landscape” (MDG p.5)

Our preferred option for the boundary treatment to the site would be to replicate as much of the existing historic walls and hedges as possible. Common highway boundary treatment in Misson are simple brick walls, forming enclosures with greenery behind them providing a screen and a green aspect to the street. “Boundaries should be appropriate to their location, strengthen distinctiveness and reflect the characteristics of the local context” (MDG, p.9)

The MNP determined that Misson residents value their environment wildlife and trees. The application does not demonstrate how it will protect, enhance the existing green infrastructure and assets, species and habitat that will inevitably be affected by the proposed development. Much of the site has remained untouched for many years and nature has occupied it. No nature conservation or biodiversity enhancements have been proposed to mitigate the loss of habitat either short or long term.

“Developments will be expected to demonstrate how they protect and enhance existing green infrastructure assets and priority habitat and species affected by development and show the opportunities to improve their linkage.” (MNP Policy 10, p. 43.)

In the absence of an up to date ecology report we have referred to information and recommendations from the ecology report submitted in 2017 with the outline planning application. However, MPC would strongly recommend that an up to date ecology report is commissioned particularly with regard to the presence of bats.

MPC also request that:

- measures are taken to ensure that existing boundary hedgerows are protected and retained and any gaps are filled with appropriate species;
- the line of silver birches to the northern boundary is retained;
- a replacement apple tree is planted and the specimen tree in the centre of the site is retained if possible;
- work to clear the site takes place sensitively, outside the bird nesting season and that care is taken to safeguard grass snakes and any hibernating species, particularly toads and hedgehogs, all of which are common in Misson.

“Existing trees and vegetation should, where practical, be retained in such a way as to add visual amenity and ecological value to the development.” (MDG p.5)

MPC would have no objection to the felling of the conifers on the site.

Private Access Road

MPC would like clarification on who would be responsible for the maintenance of the private access road and the boundary fence that does not directly adjoin the plots.

Drainage

Surface water and foul water drainage are proposed to pass in to the drain in the centre of Gibdyke. Drains in this area are already over capacity and flooding of the drains/sewers occurs on a regular basis with one property on Gibdyke dealing with sewage in the dyke on their property following any significant rainfall. It is of some concern that further properties will increase this problem. MPC request that Severn Trent be a consultee on this application to assess the adequacy of the drainage system.

Waste/Recycling Storage

The location of the bin store is in view of the highway and will therefore will detract from the development. *“Each dwelling should have an adequate storage area for refuse and recycling containers, designed and sited so as not to detract from the appearance of the development and to allow bins to be safely and conveniently taken to the collection point. (MDG p.9)”*

Joinery

MPC would prefer the use of timber windows and doors rather than UPVC as stated in the application.