

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of the Annual Parish Meeting held at 7.00pm on Tuesday 23rd April 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke (Chair), C Collingham, R Davis, A Farr, E Holt, B McDowall, P Smith
M Salt, Clerk
7 Members of the public were present.

Minutes of the previous meeting

The minutes of the meeting held on 24th April 2012 were considered and accepted.

Matters arising

None

Clerk's Report

The Clerk circulated his report and invited comments.

ANNUAL PARISH MEETING REPORT 2012-2013

Councillors

The Councillors are:
Lynda Selby –Chair of the Council
Karen Clarke – Vice Chair
Roger Davis – Chair of Finance and General Purposes Committee
Bruce McDowall
Peter Smith
Matt Hamilton
Elaine Holt
Robert Reeves
Lawrence Weaver
Alison Farr
Chris Collingham

Council changes

**Farnsfield Parish Council 2013-14
Page 1 of 62**

Following the election in 2012 there was one vacancy which was filled by co-option after receiving 5 applications, the successful applicant being Chris Collingham.

Finances

The precept for 2012-13 remained unchanged at £63,000.

Some additional expense has been included in this year's accounts due to a large number of diseased trees being removed and replaced on Parfitt Drive.

Remedial work was required on the pavilion at the Acres following a bout of vandalism destroying the interior of the building.

Work has also been undertaken at the Village Centre with some flooring work in the Lower Hall and some other improvements.

The precept for 2013-14 will also remain unchanged at £63,000.

Planning

The Newark & Sherwood District Publication Core Strategy has now been adopted and changes some things in planning and development terms. We are now designated as a large village and housing development will be permitted, within strict limits and not to the detriment of the character of the village.

The areas of land off Milldale Road and Cockett Lane have been identified in the plan as potential sites for the inclusion of 105 dwellings in total, 35 at Milldale and 70 at Cockett Lane.

Contrary to many local rumours building work is not imminent as the normal planning process will now need to take place supported by the usual amount of local consultation. There will inevitably be issues raised regarding the development of the village infrastructure to create the ability to cope with the extra dwellings and impact upon the village.

The placement of the 30mph sign on Mansfield Road added to these rumours of imminent development but whilst the 30mph limit is under review, as it appears to be too far out of the village, this is not connected with the planning proposals.

Environment

The Nottinghamshire County Council proposals to reduce the street lighting has not yet taken effect.

The play area at Lady Goodwin's Corner is undergoing substantial redevelopment with the support of funds from Farnsfield Parish Council, a grant from WREN and the support of Nottinghamshire County Council Local Improvement Scheme, NCC kindly agreed to manage the project and obtain the necessary planning consent etc and provide additional funding.

The Tennis Club have also been successful in obtaining a grant from NCC and are contributing some further pieces of fitness equipment on the site. We are currently awaiting NCC to sign off the project with the contractors and then consider what additional facilities will be required on the site.

It was planned to officially open the site in March but this had to be delayed to the inclement weather. A new date is awaited.

A proposal was made to the Parish Council by a group of children for a skate park in the village. Now that the play area is almost complete steps have been taken to consider the feasibility of this and find a suitable location, obtain costs and source funding.

A constant problem in the village has been related to dog fouling and owners failing to clean up the mess despite the Parish Council providing and funding the emptying of dog bins around the village. There are some areas particularly badly affected and efforts are

being made to persuade owners to clean up after them, by enforcement and fines if necessary.

Policing

Policing in the village appears to be non-existent and is only seen as a response to incidents.

Community Support Officers, (CSO's) for Farnsfield are:

Charlotte Appleby
Liam Batey

Communication

The Parish Council newsletter is issued on a regular basis and is circulated with the Newark Advertiser. We are also aware that circulation of free newspapers in the village does not cover all households, and it is published on the parish web site, for those who have access.

Additional copies are always available in the library and other sources in the village organised by Elaine Holt.

Your views are important and communication is often a one way route but there has been a pleasing increase in the number of residents communicating with us via the web site.

Vandalism

Continues to be a problem and concern, for with reducing resources the costs of making good any damage will become an increasing drain on funds normally earmarked for other purposes. There seems to be a desire to damage trees and drive cars on grassed open space areas.

Public vigilance is welcomed and any incidents reported to the Police at the earliest opportunity; we may get some response if the act of vandalism is in process and the Police can catch them at the scene. Confrontation is not recommended.

Mike Salt

Clerk to the Council.

16/4/13

Contact Numbers –

01623 882884: e-mail mail to: info@farnsfield-pc.gov.uk

A general discussion followed and it was suggested that notices advising the public to keep the village free from rubbish, including dog mess, could be posted on Broomfield Lane, Station Road, Ridgeway, Beck Lane, The Acres and Wilson's field. The Council to consider this as they require to be purchased and installed by Newark & Sherwood District Council.

A group attended with Fran Scothern and raised the issue of a skate park in the village. They were informed that some preliminary work had been undertaken following a presentation to the Council the previous year and this has been pursued with consultation with an advisor from NCC. The preferred alternative site being Parfitt Drive and Wilson's Field; the latter being the most suitable according to the advisor. A short discussion followed and the group suggested that Parfitt Drive was the preferred option in the village, it was also the preferred site by the previous group. It was agreed that

further work would be done to get some designs, hold a meeting and consider the views of the potential users, taking into account the materials used to construct the site, possibility of vandalism and inappropriate use. The Clerk stated that he had asked for some initial design plans to be made available for consideration with a view to starting off the project and adding to it if required. The group were invited to participate in the consultation meetings, the first information would likely to be available for the Council meeting on 28th May 2013. Following a basic agreement planning advice and consultation would commence prior to a fund raising bid being compiled; this would need to commence by July 2013.

Peter Sarr expressed his disappointment that all of the Councillors were not present to hear the comments from the public. He was informed that all expected were present as four had tendered their apologies for the main meeting and this ought to have been made known at the start of the meeting, although it was stated by Cllr. Clarke (Chair) that this was an open Parish meeting not a Council meeting and did not have the same format.

No other items were raised.

The meeting closed at 7.38pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.45pm on Tuesday 23rd April 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke (Chair), C Collingham, R Davis, A Farr, E Holt, B McDowall, P Smith
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. L Weaver. L Selby, R Reeves, M Hamilton.
Apologies also received from Co Cllr A Stewart.

Minutes of the previous meeting

The minutes of the meeting held on 26th March 2013 were proposed for acceptance by Cllr. Davis, seconded by Cllr. Farr and agreed.

Declarations of interest

None received.

Recreational areas

Memorial Recreation Ground – An update was provided by the Clerk regarding the work outstanding to complete the contract with the suppliers and NCC prior to handover to the Parish Council. Cllr. Smith reiterated his concerns, at length, regarding the requirement to have a safety check carried out before the handover. The Clerk repeated his assurance that the play area would not be taken over by the Parish Council until the necessary checks had been performed and a certificate issued. It was agreed that NCC be requested to post a notice informing the public of the reason for the delay in opening the park. The Clerk informed the meeting that the Tennis Club had been successful in their bid to the Sports Legacy Fund and from this additional pieces of fitness equipment would be installed in the park.

The Acres – Cllr. Holt said that there had been the need to contact Newark & Sherwood District Council regarding dog mess in the area of Parfitt Drive and Southwell Trail. They had attended and cleared up these areas and she suggested that some posters be displayed requesting the public to keep the areas clean and tidy.

Wilson's Field – There has been a need to clear up a quantity of broken glass from the area around the seat at the back of the multi pitch. The Clerk suggested that he was considering having the seat removed to another part of the field. This was agreed. Cllr Davis had suggested that the notices in the village should contain a 'risk' warning to the public. It was agreed that the Clerk renew the signs around the village without the 'risk' warning on them.

Footpaths and highways

P Stevens has contacted the Council regarding the reinstatement of the grass area on the Ridgeway, disturbed by Morrisons Utility Contractors. The site is generally in good order and NCC have been requested to check it. The litter bin is awaiting re-installation by Morrisons, discussions between them and the Clerk are still on-going.

It was agreed previously that some bulb planting should take place around the village – to be arranged.

The Clerk informed the meeting that NCC had responded to the message regarding a proposed pedestrian crossing on Main Street. The next phase is for them to undertake a survey.

Parish Plan

Planning – No matters to discuss.

Education and sport – no report.

Environment and tourism – it was suggested that a notice should be placed on the Old Gaol – the Clerk suggested that it should be discussed with the History Society.

Public Transport –No items.

Communications – No items.

Correspondence

The various items of correspondence were noted.

Finance

Accounts – a schedule of accounts were circulated with the papers for the meeting containing 7 transactions amounting to £4292.13. This was proposed for acceptance by Cllr. Davis, seconded by Cllr. Smith and agreed.

The Clerk informed the meeting that the annual audit had commenced with the completion of the accounts and referral to the Internal Auditor. The audit date is set for 30th June 2013.

Planning applications

The following applications were considered:

13/00423/FUL – building of three new Live Work Units comprising residential property with integral office space at Heaxgreave Hall, Upper Hexgreave, Farnsfield
Application supported.
Cllr. Clarke abstained.

13/00459/FUL – application to erect glazed atrium/conservatory to link cottage to garage/office at Keepers 1 Upper Hexgreave, Farnsfield.
Application supported.
Cllr. Clarke abstained.

13/00460/FUL – application to erect glazed atrium/conservatory to link cottage to garage/office at Keepers 2 Upper Hexgreave, Farnsfield
Application supported.
Cllr. Clarke abstained.

The decisions made by Newark & Sherwood Planning Committee were noted.

Community Safety Group

No recent meeting to report from.

Farnsfield Village Centre

Cllr. Davis demonstrated that he had found a satisfactory way to repair the broken chairs and bring them back into use. The Clerk to arrange for the work to be undertaken at an appropriate time.

It was suggested that LED lighting should be installed in the centre; the Clerk stated that this was currently being considered.

Cllr Holt informed the meeting of her intention to stand down as a Councillor with immediate effect due to other commitments and she felt that she was unable to devote sufficient time to the Councillor role.

The Councillors present expressed their thanks to Cllr Holt for the work she had undertaken.

The meeting closed at 8.55pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 14th May 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, M Hamilton, L Selby (Chair), P Smith
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. L Weaver. ,
R Reeves, B McDowall, A Farr, R Davis.

Declarations of interest

None received

Planning applications

The following planning applications were considered:

13/00468/FUL –application for the change of use of land from rally driving track to 9 hole golf course, refurbishment of part of existing buildings to form clubhouse and associated ancillary works at Nottingham and District Gun Club, Far Baulker Farm, Old Rufford Road, Farnsfield.

Application supported.

13/00406/FUL – installation of a 500kw wind turbine, hub height 75m, 54m blade diameter and tip height 102m agl. Tower diameter 3.6m at ground level. To include transformer station building at turbine base and all ancillary works at Cottage Farm, Cross Lane, Blidworth.

Application supported.

13/00529 FUL – application for a rear and side extension at 113 Station Lane, Farnsfield

Application supported.

The meeting closed at 7.50pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 28th May 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, M Hamilton, B McDowall, R Reeves, L Selby (Chair),
M Salt, Clerk
Co. Cllr R Jackson
Dist Cllr. B Laughton

Apologies for absence

Apologies for absence were received and accepted from Cllrs. L Weaver, A Farr, P Smith.

Standing Orders were suspended at 7.32pm to allow public discussion.

An update was provided regarding the play area at Lady Goodwin's Corner – an independent safety inspection will be performed on Friday 31 May to test the cushioning factor of the safety matting. If successful the park will be opened and the path surface dressing and tennis area court painting will be done at a later date. An inspection will also be carried out on behalf of the Parish Council, as is normal for all our playgrounds, prior to opening.

Cllr Laughton informed the meeting that he has been actively working to introduce a blanket ban of HGV in an area including Farnsfield and is awaiting implementation of the ban.

Parking on Mansfield Road was raised following the installation of the fencing by NCC; Cllr Jackson suggested that a site meeting be arranged to consider the problem and options for off road parking. The Clerk to contact Jo Horton and request one be arranged.

The proposal for a skatepark in Farnsfield was discussed and it was agreed that the best way to move this on was to form a sub-committee to consider the design options, costs, and location of the skatepark. Cllr. Selby, Clarke and Collingham agreed to join the sub-committee together with Fran Scothern, Jenny Frost, Neil Frost, Tom Haggett and Matt Day. Cllrs Jackson and Laughton also agreed to attend an inaugural meeting set for 7th June 2013 to agree a project plan.

Standing Orders were resumed at 8.10pm.

Declarations of interest

None received

Minutes of the previous meetings

The minutes of the meeting held on 23rd April 2013 were proposed for acceptance by Cllr. Clarke, seconded by Cllr. Collingham and agreed.

The minutes of the meeting held on 14th May 2013 were proposed for acceptance by Cllr. Collingham, seconded by Cllr. Clarke and agreed.

Recreational areas

Memorial Recreation Ground – An update was provided earlier in the meeting regarding the progression of the work in the play area. It was agreed that the painting of the tennis area be arranged by the Clerk in order to get the tennis area open as soon as possible. The top dressing on the footpaths to be done by NCC later in the year.

The Acres – The Clerk reported that the fencing in the car parking area had been vandalised and repaired the following day.

Parfitt Drive- The Clerk informed the meeting that he had been successful in an application to the John and Nellie Brown Trust for funds to refurbish the play area. This consists of groundwork and the installation of a new piece of equipment to enhance the site.

The work will commence in July and will be completed before the summer school holidays.

Wilson's Field – No further items, the notices for the recreational areas have been ordered and will include the dog exclusion where applicable and all signs will be of the same design for conformity.

Footpaths and highways

The litter bin on the Ridgeway has been re-installed by Morrisons. The Clerk informed the meeting that Cllr Jackson had been appraised of the proposal for a pedestrian crossing on Main Street.

The Clerk informed the meeting that Farnsfield PC had been included in the NCC Lengthsman Scheme and details were awaited.

A letter from the Guides was read out to the meeting by Cllr Selby, this concerned parking and road safety matters following a survey conducted by them. Cllr. Selby to discuss it with the Community Safety Group.

It was requested that an email be sent to NCC regarding potholes and weeds on the footpaths generally.

Parish Plan

Planning – No matters to discuss.

Education and sport – no report.

Environment and tourism – no items

Public Transport –No items.

Communications – The format of the Newsletter was considered and a revised version agreed. The Clerk requested items to be included from local societies, the deadline being 31 May 2013.

Correspondence

The various items of correspondence were noted.

Cllr Selby agreed to attend the NCC Civic Service on 23 June 2013.

The Clerk provided an update regarding the process to fill the Councillor vacancy.

Finance

Accounts – a schedule of accounts were circulated with the papers for the meeting containing 18 transactions amounting to £12574.78. This was proposed for acceptance by Cllr. McDowall, seconded by Cllr. Davis and agreed.

The Clerk informed the meeting that he had received information regarding the new signs for the recreational areas and approval was given to proceed with the installation.

Planning applications

The following applications were considered:

13/00516/FUL – application to remove existing porch roof and build extension on to existing bedroom 3m x 1.5m external, put gable end roof and join into existing roof – remove inner wall and bring window to front of new build at 1 Woodside, Farnsfield.

Cllr. Clarke abstained.

Application supported.

The decisions made by Newark & Sherwood Planning Committee were noted.

Community Safety Group

Cllr. Selby reported that the recent meeting included discussions on speeding vehicles, the introduction of ne 40mph limit at Gunthorpe.

Two new police officers had been appointed to the area, Pc Dawn Adams and PCSO James Fretwell.

Cllr Collingham raised the problem of damage caused by off road use of motor cycles.

Farnsfield Village Centre

The Clerk suggested that the Upper Hall would facilitate some display areas on the rear wall for local groups to use; this may also have some impact on the acoustics in the hall. This was agreed and to be considered following the re-decoration of the hall in the summer.

Agenda items for the next meeting

None raised.

The meeting closed at 9.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 11th June 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, R Davis, M Hamilton, B McDowall, L Selby (Chair), P Smith, L Weaver.
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves, A Farr, C Collingham

Declarations of interest

Cllr Davies declared a non-pecuniary interest in the planning application as his property was adjacent to the applicant's and would be affected by the proposal, he wished to take no part in the discussions.

Standing Orders were suspended at 7.32pm to permit public discussion and were reinstated at 7.53pm.

Planning applications

The following planning applications were considered:

13/00658/FUL –construction of new dwelling with proposed access on land to rear of Millcote, Southwell Road. Farnsfield.

Application not supported on the following grounds:

Back-land development.

The proposed driveway is adjacent to existing properties and vehicular movement will cause a noise nuisance.

The proposed building is rotated 90 degrees with the highway and is not in keeping with the remainder of the properties.

The size of the proposed property renders it overbearing and will affect the privacy of neighbouring properties.

13/00687/FUL – application for extension to existing garage and 1st floor bedroom at Sweet Briar Cottage, Broomfield Lane, Farnsfield.

Application supported.

The planning decisions made by Newark & Sherwood District Council were noted.

The Clerk reported that the Play area was open but some further work was required to surface dress the pathways and paint the tennis area, this was now closed to keep the surface clean prior to painting, expected within the next two weeks, dependent upon the contractors availability and the weather.

The Clerk informed the meeting that he had received communication from Wilson Homes stating that they had a legal interest in the land off Cockett Lane and had proposal to develop the area.

The proposal is that a representative will attend the meeting on 25th June 2013 and provide the Council with an overview of the proposals. A public exhibition is planned for 9th July 2013 and the representatives from Wilson Homes will attend the meeting to discuss the issues raised by the public.

The meeting closed at 8.25pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.45pm on Tuesday 25th June 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, A Farr, B McDowall, L Selby (Chair), P Smith. L Weaver.

M Salt, Clerk

Co Cllr R Jackson, Dist Cllr. B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves, M Hamilton.

Presentation from Mr R Galij, Barratt/David Wilson Homes

Mr Galij outlined the proposals of Barratt Homes to develop the building site included in the Newark and Sherwood Local Plan at Cockett Lane. He explained that an interest had been declared in the land and negotiations were under way with Newark & Sherwood District Council, and NCC for a development of up to 100 dwellings including 30 affordable ones, 18 rented and 12 shared ownership. The submission and development is dependent upon the site being finally adopted by NSDC and released for development, when this occurs Barratt will consider a planning application, either outline, giving them more flexibility, or full. The planned start date will be 2014 and the build period will be over several years.

He gave an undertaking that they would deal with infrastructure matters, provide adequate drainage and what is done will not have any adverse impact upon the current system, he stressed that Barratt cannot deal with existing problems. When asked about the impact on schools he stated that Barratt would be obliged to make a contribution to primary school development and this could amount to £250,000 but NSDC had the responsibility to support the secondary schools from the SIL levy on building development, set at £65 per sq m developed.

He stated that following consultation with NCC there was no requirement to develop any existing roads other than to provide adequate entrance facilities to the site from Cockett Lane. A walk to school scheme would be supported in line with NCC requirements.

Cllr Laughton said that he would expect Paul Lockhart and Andy Wallis, environmental drainage experts to be involved to ensure there was no adverse impact on Farnsfield from the proposed development.

Mr Galij said that there would be a village wide leaflet drop in the next week followed by an opportunity to meet with Barratt representatives at the Village Centre on 9th July where a display would be available and any questions answered and concerns noted. It was agreed that the display would also be in the main foyer of the Village Centre for residents to see after the closure of the main consultation meeting at 7pm.

Mr Galij said that he would keep the Parish Council apprised of any developments and changes to the scheme.

Cllr. Selby thanked Mr. Galij for his presentation.

Standing Orders were suspended at 8.07pm to permit members of the public to address the meeting.

Lesley Healey stated that the Tennis Club would assist with the locking of the tennis area in Lady Goodwin's corner, part of the planning conditions, and queried if a notice is to be placed on site. This was confirmed and the wording of the notice to be agreed. She also requested that the grass and hedging be cut.

Due to the unavailability of Cllr. Reeves, Cllr Smith agreed to act as liaison contact with the Tennis Club.

Cllr. Jackson informed the meeting of the dialogue that had taken place between NCC and local residents following the installation of the fencing. He said that there had been no other alternative. Matt Duckworth had responded to the comments from local residents.

The siting of the 30mph signs on Mansfield Road were raised and he agreed to pursue this.

He informed the meeting that a survey had been undertaken regarding the request for a pedestrian crossing on Main Street.

Cllr Selby requested information regarding the proposal to switch off the street lighting and was informed by Cllr Jackson that this had been put on hold and was unlikely to occur.

Standing Orders were resumed at 8.18pm.

Minutes of the previous meetings

The minutes of the meeting held on 28th May 2013 were proposed for acceptance by Cllr. Collingham, seconded by Cllr. Clarke and approved.

The minutes of the meeting of 11th June 2013 were proposed for acceptance by Cllr. Weaver, seconded by Cllr Smith and approved.

Declarations of interest

None.

Recreational Grounds

Memorial Recreation Ground – no items. Cllr. Smith made reference to the item in the June Newsletter regarding the new play area and was provided with information regarding the involvement of NCC in the scheme and funding provision.

He requested a breakdown of the costs of the scheme and was advised that the Parish Council did not have these as the procurement was under NCC procedures. The Clerk agreed to request them from NCC.

The Acres – No items raised.

Parfitt Drive – a brief update was provided of the refurbishment to be undertaken during July and completed by the school holidays.

Wilson's Field – no items.

A brief update was provided regarding the work in progress to provide a skate – park. The next meeting of the sub-group will be on 10th July when potential schemes will be considered with costs in preparation for planning and funding consideration.

Footpaths and highways

Parking on Mansfield Road – covered earlier.

A complaint has been received regarding the depositing of hedge cuttings on a public footpath off Cotton Mill Lane.

The footpaths and hedges require the annual cut.

The litter bins on the Main Street have not been emptied, the Clerk informed the meeting that NSDC were responsible and if any were full to contact the Environment Dept.

A request was made to contact Carmalor regarding the hedges at Silverwood, now overgrown.

The possibility of having upgraded village signs was discussed and Cllr. McDowall agreed to submit an application under the NCC LIS scheme.

Parish Plan

Planning – major planning development by Barratt covered earlier.

Education and sport – no items

Environment and tourism – no items

Public Transport – no items

Communication – the newsletter will be in colour, where appropriate, for future editions. It was agreed that the Councillors be provided with an FPC email address for circulation to the public.

Correspondence

Nothing to note.

Election of Parish Councillor, the Clerk reported that he had been notified that there had been a request for an election received at NSDC. The

election will take place on 15th August 2013 should the vacancy be contested. If so the likely cost to the Parish will be circa £1500.

Finance

Accounts – the Council considered a schedule of accounts containing 16 items amounting to £15,028.72p; this was proposed for acceptance by Cllr. Clarke, seconded by Cllr Davis and approved.

Approval of accounts for 2012-13

The Clerk stated that the accounts for 2012-13 had been audited by Dennis Kenyon, the internal auditor and a set of papers, including receipts/payments, income/expenditure and supporting papers had been circulated for consideration prior to the meeting. These were considered in detail at the meeting.

The Clerk went through the requirements of the Audit Commission Annual Return for 2012-13, Sections 1 and 2.

The accounts were proposed for acceptance by Cllr. Clarke, seconded by Cllr. Farr and accepted unanimously. The Chair, Cllr. L Selby, signed the accounts on behalf of the Council.

Planning applications

None received

The decisions made by NSDC Planning Department were noted.

Community Safety Group

No meeting held since the last Parish Council meeting.

Farnsfield Village Centre

It was agreed to consider refurbishing the stage lighting and provide storage facilities on the stage to tidy it up.

Agenda items for the next meeting

None agreed.

The meeting closed at 9.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.45pm on Tuesday 9th July 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, A Farr, B McDowall, L Selby (Chair), L Weaver.

Apologies for absence

Received and accepted from Cllrs. P Smith, R Reeves, M Hamilton.

Standing Orders were lifted at 7.32pm to allow members of the public present to address the meeting.

A number of members of the public were present and raised issues concerning the proposed development at Ash Farm by Barratt Homes have been at the public meeting held by Barratt.

Their concerns were discussed and they were reassured that the formal planning process had not commenced and they would have an opportunity to make representations once the process had commenced. Residents of Farnsfield would be advised by the Parish Council when this occurs.

Standing Orders were resumed at 7.55pm.

Planning applications

The following applications were considered.

13/00770/FUL –New house and demolition of outbuildings within a conservation area on land adjacent Burgess Cottage, Chapel Lane, Farnsfield.

Application supported

13/00773/FUL – alterations to boundary wall enclosing the curtilage of Burgess House, land adjacent Burgess Cottage, Chapel Lane, Farnsfield. Application supported.

Planning decisions made by Newark & Sherwood DC

The decisions made by NSDC were noted.

The meeting closed at 8.30pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.45pm on Tuesday 23rd July 2013 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, R Davis, B McDowall (part), L Selby (Chair), P Smith

Apologies for absence

Received and accepted from Cllrs. R Reeves, M Hamilton, A Farr, L Weaver, C Collingham
Co Cllr. Jackson

Minutes of the previous meetings

The minutes of the meeting held on 25th June 2013 were proposed for acceptance by Cllr. Clarke, seconded by Cllr. Davis and approved.

The minutes of the meeting of 9th July 2013 were proposed for acceptance by Cllr. Clarke, seconded by Cllr Davis and approved.

Declarations of interest

None.

Recreational Grounds

Memorial Recreation Ground – Cllr. Smith commented that he had discussed the lining of the new tennis area with Sue Connor and was of the opinion that they not been put down correctly to meet competition requirements. Comments were made that it was not a competitive court but a practice court for young players.
He also made reference to the plaque installed by NCC giving the credit for funding to NCC and WREN, the Clerk to take this up with NCC.
A 'no dogs' sign is required.

Standing Orders were suspended at 7.50pm tp allow the members of the public present to address the meeting.

Comment was made that children had been using cycles in the play area and football has been played in the new tennis area.
An enquiry was made regarding the installation of the additional litter bins.

Standing Orders were reinstated at 7.53pm.

The Acres – Damaged seat repaired.

Parfitt Drive – The refurbishment was almost complete and the park will re-open on 24th July.

Wilson's Field – no items.

Footpaths and highways

A complaint had been received regarding litter on the steps at the rear of the Old Gaol.

Comments made that the hedges require cutting – the Clerk reported that the cuts were delayed by 2 weeks due to the cold spring and were scheduled to be cut in August.

Parish Plan

Planning – major planning development by Barratt covered earlier.

Education and sport – no items

Environment and tourism – Cllr. McDowall is completing an application to NCC LIS for funding for new signs in the village. The Clerk has contacted the History Society for advice regarding areas of local interest to be signed and highlighted.

Public Transport – no items

Communication – email addresses provided for the Councillors.

At 8.12pm Cllr McDowall joined the meeting and provided an up to date report regarding the problems caused by flooding and sewage spillage following a storm earlier in the evening.

Manhole covers have been forced off on Main Street and an area of the road cracked open near to the Green.

Correspondence

Nothing for noting.

Standing Orders were suspended at 8.14pm.

Mr Sarre requested information regarding the election of a new Councillor following the resignation of Elaine Holt and wished to know why he had not been provided with information why the local election could not have been tied in with the District election as Cllr. Holt resigned on 23rd April, 2013. He was informed that the resignation was provided verbally at the meeting and she was then contacted and confirmed this in writing.

Newark & Sherwood DC were informed following this and the Clerk discussed the issue of linking in with the District election but the statutory timescales to be followed would not permit this.

Cllr. Selby confirmed that he was satisfied with the reply to his query.

Standing Orders were resumed at 8.25pm.

Finance

Accounts – a schedule of accounts were circulated with the papers for the meeting containing 16 transactions amounting to £7944.64. This was proposed for acceptance by Cllr. Clarkel, seconded by Cllr. Davis and agreed.

S.137 request has been made by Fran Scothern on behalf of the skate-board project for start up funds to enable them to fundraise for the project. It was agreed, after discussion, to grant £200, the money retained by the Parish Council and invoices paid on production. This was proposed by Cllr. Clarke, seconded by Cllr. Smith and agreed.

The Clerk informed the meeting that he had received a letter from the Bowls Club requesting funds to repair the Club Pavilion Roof. They had received £1250 from the John and Nellie Brown Trust and requested a grant, or the remaining £1250 from the Parish Council. The matter was discussed and the request refused as the Parish Council have agreed to a Lease at zero cost and were of the view that the Bowls Club should have a contingency fund to meet planned maintenance of the property.

Planning applications

The following applications were considered:

13/00972/FUL – application to build a detached garage and store at Hill House, Main Street, Farnsfield.

Cllr. Clarke abstained.

Application supported.

13/0971/LBC – application to replace front windows with like for like at Cockett Farm, Farnsfield.

Application supported.

The decisions made by Newark & Sherwood Planning Committee were noted.

Community Safety Group

Cllr. Selby reported that the recent meeting discussed the reporting of crime at police stations in person, and the difficulties this presented; a recent incident in the village was quoted. No police officers were in attendance at the meeting. The persons responsible for the theft of heating oil in the area have been detained. An off-road driving problem at Bilsthorpe; some parking enforcement taking place.

Farnsfield Village Centre

The Clerk reported that he was purchasing new crockery for use in the Lower Hall and moving the existing to the Upper Hall. The decoration of the village centre would take place during August.

Agenda items for the next meeting

None raised.

The meeting closed at 8.55pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 20th August 2013 in the Scout Room, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, B McDowall, R Reeves, L Selby (Chair), P Smith
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. L Weaver. , A Farr.

Declarations of interest

None received

Planning applications

The following planning applications were considered:

13/01042/FUL – proposed residential development comprising of 4 retirement dwellings and alterations to existing dwelling at Siverwood, Broomfield Lane, Farnsfield.

Application supported.

13/01055/FUL – construction of rear extension comprising of kitchen, shower room, utility room and study at Orchard Cottage, Qauaker Lane, Farnsfield, (resubmission of 12/01294/FUL).

Application supported.

The decisions of Newark & Sherwood DC were noted.

The meeting closed at 7.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 27th August 2013 in the Scout Room, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, B McDowall, L Selby (Chair), L Weaver(part).
M Salt, Clerk
Also present Co Cllr. R Jackson.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. P Smith, A Farr and R Reeves.

Declarations of interest

None received

Planning applications

The following planning applications were considered:

13/01072/OUTM –Outline planning application for the erection of up to 100 dwellings with associated infrastructure, along with up to 0.5ha of B1 and B2 employment development (including means of access) at Ash Farm Cockett Lane. Farnsfield.

A general discussion took place, Cllr Davis said that he objected to the proposal to erect 100 dwellings on the site and Barratt Homes had an opportunity to develop a better profile of the proposed development. He thought that the PC needed some professional advice regarding the application, but was reminded that there was not sufficient time to do this.

The Clerk reminded the meeting of the comments in the LDA Document adopted by Newark and Sherwood DC and in particular the comments related to Fa/Ma MU/1 and suggested these be considered together with the relevant policies, for example DM5. The matters were discussed in detail at the public meeting held on 20th August 2013 and notes have been compiled and circulated by the Clerk.

It was proposed by Cllr McDowall, seconded by Cllr. Collingham that the notes of the public meeting be accepted as a record of the public discussion and be considered by the Council in drafting a response to the application. This was agreed.

The points raised at the public meeting were considered, particularly relating to Policy DM5, stability of the land and drainage issues. The fact that the proposed area set aside for development under B1 and B2 would only be accessed through the residential site and no information was provided regarding the B2 proposals, although it was accepted that Barratt would not develop this area.

Sufficient information had not been provided regarding the dispersement of the surface water although a SUDS scheme was proposed, the dynamics of the site would be altered when built upon. There was a statement made by Barratt regarding sewage disposal, it was accepted that they would not improve the existing system but should develop a scheme so as not to make matters any worse, it was considered that there was insufficient information regarding their proposals.

Cllr Weaver joined the meeting at 8.20pm.

The discussion continued to cover access issues to the site by vehicles, pedestrians and cyclists, the unsuitability of the footpaths on both Station Lane and Cockett Lane.

Parking was likely to be an issue, both on site and at school, morning and afternoon. Cockett Lane was considered to be unsuitable for the additional vehicles to be generated by the development, being narrow, flooding at Cockett Farm bend.

The application being outline provided no design details.

Comment was made at the public meeting regarding the flood plain area and water tables plus the likely additional impact on local water systems. Policy DM10 was mentioned as although stringent conditions are in force regarding storage and use of noxious substances without detail of B2 usage a potential hazard could result. If the site was used for a shopping are then additional traffic issued would ensue. It was noted that NCC had concerns regarding the design of the site access and potential impact on the local area.

It was agreed to adjourn the meeting until 7.30pm on 3rd September 2013 to allow the Clerk to collate a response for the Council to consider.

The meeting was adjourned at 8.45pm.

Notes of the public meeting attached for information:

Notes of a Public Meeting held on Tuesday 20th August 2013 in the Lower Hall, Village Centre, Farnsfield, concerning the proposed housing development by Barratt Homes at Ash Farm, Cockett Lane, Farnsfield.

The meeting was chaired by Cllr. Lynda Selby, Chairperson of Farnsfield Parish Council, assisted by Cllr. Karen Clarke, Vice Chairperson, Farnsfield Parish Council.

Notes taken by M Salt, Clerk to Farnsfield Parish Council.

Parish Cllrs. Present: C Collingham, R Davis, B McDowall, P Smith, R Reeves. County Cllr. Present: R Jackson, District Cllr. Present B Laughton. 89 members of the public were present at the meeting.

Apologies received from Dist. Cllr. F Taylor.

Cllr. Selby opened the meeting at 7.30pm and informed the meeting that the Parish Council had called the meeting to receive comments from the residents of Farnsfield to enable the Council to make an informed response to the outline planning application submitted to Newark & Sherwood District Council by Barratt Homes.

Steve Thomas opened by stating that he was a member of an action group comprising of residents of Farnsfield from across the village; several meetings have been held by the action group to consider the application and issues arising. He summarised these in accordance with the N&SDC Allocations and Development Plan DPD and suggested that there were three bullet points to consider, Policy DM5: Design; Access and highway issues; drainage and sewage issues.

Francis O'Malley commented on the existing sewage problem stating that his property had been badly affected by flooding and sewage in 2009 and again in July 2013 when raw sewage was deposited in his property. He commented on the Morgan Tucker Drainage Statement and made reference to the fact that the support map used in the drainage report was different from the one used by NSDC. Flood zone 3, Farnsfield/Blidworth is also referred to as Flood zone 2. The results of the research are incomplete as the information on water table depth is not confirmed and there could be significant impact on the results. Fresh water is discharged into the current system which is then unable to cope. A disclaimer by Morgan Tucker regarding 3rd party information which may not be representative of the situation.

Steve Thomas referred to P60 of the Allocations Document and stated that Barratt had not provided any master plan, forming part of the planning application – PC should consider in their response; nothing in the documentation relating to the former sand quarry drainage on the west side of the site, an issue raised with Barratt.

Hugh Milton stated that there had been no surveys undertaken in neighbouring properties in relation to the sand quarry drainage issue.

Peter Sarre stated that when the representative from Barratt Homes attended the Parish Council meeting he stated categorically that if there were serious issues with the infrastructure the scheme would not proceed, he commented on the refusal by NSDC to allow the building of a hotel at the White Post specifically on these grounds.

Comment was made that the Core Strategic Document (Spatial Policy 3) stated that there would be no impact on local people or local infrastructure resulting from future projects.

Allan Wells commented that there was a history of inadequate drainage in the area when the Murdoch Close development occurred Cockett Lane was closed whilst major works were undertaken regarding sewage disposal, this also resulted in some of the houses being re-purchased by Wilson Homes (part of Barratt Homes) when further remedial works were undertaken. Severn Trent are regularly on site at Cockett Lane/Mansfield Road, early in the mornings lifting manhole covers and working on the drains. With regard to the Flood Risk Assessment no evidence exists to support the assumption that the drains can cope under pressure and there is a need to refute that statement.

The proposed development site is located at a high point of the village. Surface water will run down towards Mansfield Road and put more pressure on the system. More information is required from the Morgan Tucker report to show the flood flow-through site, more detail required to show where the flows are peaking and what is going wrong.

Peter Sarre stated that Barratt had not produced an Environmental Impact Assessment and requested that the PC requested Barratt produce one in support of their application.

Philip Ross stated that the proposed development of the site is too intense with 100 dwellings on a site scheduled for 70, this will impact of the available land surface plus soak-away capacity and the resultant water flows towards Mansfield Road. Properties on Mansfield Road have, in the past, suffered from movement due to previous mining and water erosion of the sandstone and additional problems are anticipated from additional water going into the old quarry and further eroding the sandstone and destabilising the area.

Hugh Milton stated that about 100 years ago a stream flowed from the White Post area down Mansfield Road, Beck Lane and through to the Acres due to water pumped out of the mines, the current discharge of water from the proposed site could result in this stream being re-established as the water table will rise.

Mrs Berridge commented that there was a need to secure the open spaces in the village and in particular on the proposed site otherwise additional houses will be built on it, at the meeting held by Barratt on 9th July, comment was made by them that the open space may not be included as a S 106 agreement may be reached as an alternative.

Steve Thomas commented that an unspecified commercial area was included on the site. No information has been provided and therefore there is no way of assessing the impact on the issues already raised at the meeting. The master plan, not issued by Barratt, should include the phasing and details of the different types of development on the site thus side-stepping reports to be available for 3rd parties, again the information provided is not reliable.

David Thorpe commented that initially there were 4 sites identified to NSDC and due to infrastructure issues the development of two of the sites could not be undertaken.

Steve Thomas commented that it was essential that the concerns of the public are raised with NSDC in order for them to be addressed and future problems do not fall on Farnsfield.

David Thorpe said that the submission by Barratt was outline only, full details were required regarding the design of the properties.

Steve Thomas suggested they move on to the next point for consideration, design and access to the site. The original site access was nearer the bridge on Cockett Lane and is now closed off and moved below Ash Farm. The proposed junction is not safe due to its close proximity with other houses, Birch Avenue and Murdoch Close. With regards to pedestrian access the Core Development Strategy requires the provision of access for alternative forms of transport, walking etc. There is a requirement for adequate provision to enable residents to walk safely to the centre of the village, Doctor's Surgery, schools etc with the provision of a pedestrian footway across the village. Steve stated that he had experience of the inadequacies of the footpaths on Station Lane when confined to a wheelchair and had to be pushed along the road due to narrow, sloping and uneven footpaths. Whilst there is a proposal to provide a footpath along Cockett Lane to Mansfield Road this will need to be dug into the bank, there will be potential for wide vehicles to overhang the pavement as currently two buses have difficulty in passing on Cockett Lane. There is no cycling provision.

The transport assessment, which has resulted in an extension of the consultation period, is not available and the view of NSDC is that there is no safety risk. PC to challenge this.

Motoring, the assessment of the number of additional cars is believed to be a significant issue. The traffic on Cockett Lane, Station Lane and the village centre needs to be assessed more closely as there are already several bottlenecks on Cockett Lane, Station Lane and Main Street. The proposed development will produce a further 150-200 vehicles per day doing 3-4 trips adding to the current problem and the associated problem of right turning vehicles.

Elaine Holt said that there had already been an assessment undertaken on Main Street for the provision of a zebra crossing. There is not much the PC can do as often they are over-ridden by NSDC.

Steve Thomas said that he had already been in discussion with Cllr. Bruce Laughton regarding these issues and also hoped that Co Cllr. Jackson could influence the Highways Dept of NCC.

Elaine Holt said that these issues had been addressed when Cllr Blaney from NCC had attended a PC meeting and they were not listening.

Alison Milton said that there was no safe pedestrian route into the village as Mansfield Road had to be crossed at Blacksmith Cottage, the footpaths are too narrow, there are insufficient dropped kerbs and the new residents will use their cars to visit village shops.

David Thorpe said that to stop the development will not happen, the area needed to be made safer, widen Cockett Lane.

Comment was made that 100 houses to be provided on one site, the entire allocation of houses to be provided in a year, no flexibility, no provision of bungalows.

No maximum, just a minimum, 15% to be affordable houses.

Cockett Lane site has one access point, a huge cul-de-sac, later development of the adjoining field could occur, on road parking will result.

Two access roads required but the bridge is a problem as it is a blind spot for vehicles travelling from the A617. Concerns regarding schoolchildren crossing the road into the new estate, will create artificial entrance.

Proper pedestrian access should be provided and NCC Highways should look at the proposals carefully.

Doreen Burrows stated that cars from the site plus those from Murdoch Close, Birch Avenue and Station Road will have safety issues regarding access and egress.

Joyce Haywood said that one entrance underestimated the number of cars and will cause problems for access for ambulances, fire engines etc. The roads need to be of sufficient width and gave an example of Main Street gridlocked with parked vehicles and problems with through traffic, the additional vehicles will exacerbate the existing problems.

Mrs Berridge repeated her earlier comments regarding the provision of open spaces, questioned the type of industrial development on the site and suggested that the site layout may not eventually be as currently proposed she suggested that the open area on site be retained as traditional Barratt builds produce very small gardens and open areas are essential.

Comments were made that an impression of the site layout would be useful. The application made when Murdoch Close was developed by Wilson Homes no clear proposals were issued and the houses built were different from the ones shown on the planning submission.

The site has been earmarked by NSDC and will get planning permission. There will be 2.6 vehicles per household resulting in 400 additional vehicle movements on Cockett Lane. There is potential for a roundabout to be sited at the junction of Cockett Lane/Mansfield Road. Too many cars at present and difficulties for large vehicles to pass one another.

Barratt have no concerns for the future.

The embankment at the bottom of Cockett Lane is 15 feet above the road and is a problem for houses on both sides.

Sewage and drainage on Murdoch Close inadequate.

Hugh Milton said that Cockett Lane had been closed on two occasions due to flooding near to Cockett Farm due to surface water flowing from the fields. There is no provision to deal with this area and this is the route to the A617. Think Severn Trent are aware of the issues as the water and sewage backs up in the village. Severn Trent in attendance clearing the drains.

The proposal does not offer options. Suitable access must be provided or suitable alternatives.

Benefits on improvements from Barratt should be across the village.

Steve Thomas stated that Policy DM5: Design, page 113 shows that there are 10 points to be considered. There is consideration for loss of amenity and the impact of the proposed site on other existing dwellings. Houses being build overshadowing existing houses with no buffering proposed, considered to be linked to too many houses on the site. There is no 3 storey housing in the area and if built will have an impact on existing houses. It is accepted that there are 2.5 storey houses on Toppings Lane.

Alison Milton said that there will be an impact upon the visual amenity of the village from the A614. The visual aspect of the village will change, the village will look bigger. District Core Strategy states that any new development should blend in with the existing character of the village.

Peter Sarre stated that any 2.5 storey houses would be completely out of keeping with existing housing in the village.

Proposals viewed from Mansfield road and the old railway line will change the feeling of the rural village, will look different, houses must be the right size and scale. The character of the village is important.

Oppose as currently stands, rural feel will be lost.

Hugh Milton said that the characteristics of the 1777 Enclosure Act must be retained and enclosure hedging must be protected if the valuable assets of the community are to be retained – no apparent protection for the hedges re NSDC Policy.

David Wilson homes, Murdoch Close, have a clause in the deeds for hedges to be preserved.

Steve Thomas said that it was hoped that the application will be refused, if approved it is essential to get the best deal for the village.

Ruth Matthews said building would be overbearing if 2.5 storeys high, would look across the site and spoil the outlook of the village. Will Ash Farm remain or will more houses be built. Unable to comment on unspecified commercial development, need to know what will be on the site.

Steve Thomas said that following a housing survey in 2008 social built houses bordered commercial areas with more expensive housing being build further away from the commercial development.

Joe Taylor said that there were concerns regarding access to the site if ambulances or other emergency vehicles were called as usually more than one attend and the roads become blocked. This will result in the entire estate being blocked off.

Urge Parish Council to object otherwise the development will happen.

No objections may result in the application being noddod through and not going to Committee.

Peter Sarre said that at Parish Council meetings anyone can attend and members of the public may address the meeting.

Concerns were expressed regarding deliveries of the goods and type of deliveries to the commercial part of the estate.

Cllr. Roger Jackson NCC. Said that some very important issues have been raised at the meeting and it is important that we have the right scheme and will look into the highways and drainage issues.

Dist Cllr. Bruce Laughton said that it was important to bring the views of the public to NSDC Planning Committee individually and by petition. The petition shows the level of opposition to the scheme and can be provided to the Planning Committee prior to the decision making process. He anticipates that he will make a presentation to the Committee on behalf of Farnsfield, supported by a member of FPC. Members of the public can attend the NSDC Committee meeting planned for November 2013.

Alison Milton urged everyone to object individually and not be reliant upon petitions and action groups, this can be done in writing or via the NSDC website.

Lesley Healy asked if information for the public would be on the FPC website and other means of circulating the information to the residents of the village.

The action group agreed to draw up a petition and gather signatures. The Chairperson, Lynda Selby thanked everyone for their attendance and contribution, the information gathered would assist the Council in their submission of a response to NSDC.

The meeting closed at 9.20pm.

The adjourned meeting of 27th August 2013 resumed at 7.30pm on Tuesday 3rd September 2013 in the Lower Hall of the Village Centre.

Present

Cllrs. A Farr, K Clarke, C Collingham, R Davis, B McDowall, L Selby (Chair), L Weaver.

Apologies for absence

Received from Cllrs. R Reeves and P Smith.

The meeting considered the response to the planning application drafted by the Clerk, attached. Cllr Davis requested that the comments should include reference to pedestrians being directed along Cockett Lane towards Mansfield Road and into the village would be faced with the need to cross Mansfield Road, as the footpath ends at Chapel Lane and then travel along a very narrow footpath along the narrowest part of Mansfield Road.

With this addition Cllr Collingham proposed that the Council object to the application on the grounds outlined in the statement; seconded by Cllr. Clarke and agreed unanimously.

Cllr. Smith, not present had indicated his support for this action.

Planning Application 13/01072/OUTM

Farnsfield Parish Council objects to the application by Barratt Homes to erect about 100 homes on the Ash Farm site, referred to as Fa/MU/1 in the Newark and Sherwood Allocations & Development Management Development Plan Document.

Whilst the Parish Council objects to this proposal it recognises the requirement by Newark & Sherwood District Council to meet its housing allocation as detailed in the DPD.

It also takes note of the requirements in the DPD to ensure that any such developments in villages blend in with the character of the village and do not have any adverse impacts of amenity.

It also recognises some of the advantages further development of the village can have on local trade and employment in the area.

Farnsfield is a village that has extended over the years from a linear village to what it has become today, a principle village. In doing so it has retained its rural village character and is viewed as a pleasant village in which to reside with good facilities.

Site Fa/MU/1 is on the western outskirts of the village and within the new village envelope. It is important that any development on this site does not have any adverse impact upon the visual aspect of the village. Whilst it could be argued that the site is mainly out of sight it will be one of the first sights of the village when viewed from the A614. The current visual aspect is of a rural village in a valley surrounded by low hillside. A recent application for 33 dwellings on a Mansfield Road site was refused planning permission on the grounds of visual impact, plus other reasons.

The site includes an area for the provision of B1 and B2 development and the current proposals place this site at the NW corner adjacent to the Southwell Trail with access being through the proposed residential development. There is no information regarding the eventual design of the site but details of the type of dwellings Barratt currently build. It is foreseen that the least expensive properties will be located near to this area with the larger and more expensive ones towards Cockett Lane and Mansfield Road. This in itself could present an amenity issue for neighbouring premises.

The inclusion of B1 and B2 employment development will need some careful management as B2 can include a variety of small businesses using chemicals or other undesirable materials and Policy DM10 may apply; although it is noted that the employment development is to be compatible with 'established' residential development nearby. It is also accepted that this site could include a shopping area. Barratt are silent on this and it is likely that they would outsource this area if their application is successful. One of the requirements for the development of this site is that a master plan would be produced setting out the different types of development, their phasing and infrastructure provision. In the view of the Parish Council this requirement has not been met in sufficient detail in this application.

A further aspect is the access to the site and 7.14 of the DPD suggests that pedestrians, cyclists and other road users should have a safe and secure means of access to and from the site. It is considered that each dwelling will produce 2.6 vehicles not taking into account the vehicles using the commercial part of the site and the additional peaks related to school opening and closing. Barratt have suggested that footpath provision may be improved along Cockett Lane towards Mansfield Road, along a main through road upon which the footpath ends at Chapel Lane forcing pedestrians to cross over Mansfield Road on to even narrower footpaths. Barratt's state that they have no responsibility for any highway development other than the site access point, and on site. Cockett Lane is the link road from the A617 and Mansfield Road, to the A614 or through the village towards Southwell. It is also a bus route, The road is not too wide and has a blind summit at the bridge over the Southwell Trail, it also is subject to flooding from surface water at Cockett Farm corner. One access point is proposed on to Cockett Lane, there is no apparent provision for a pedestrian route to the school; there is no accurate forecast of potential school children likely to go to the local school but the last development in the village the forecast was 9 children and this turned out to be 25, a conservative estimate from this site could be a further 25 or more. This will also add to the vehicle movements and further congestion around the school area caused by parents transporting the children to school by car. There are no pedestrian or cycle routes on to the Southwell Trail, no crossing points over Cockett Lane on to Station Lane, where most of the additional traffic will go; another narrow road with parked cars and narrow uneven pavements. Some attention must be given to these issues it is not acceptable for any developer to claim that their only responsibility is for the building site. Consideration of stability and drainage issues relating to a former quarry on the western boundary have been undertaken by the applicant but the flood risks assessment undertaken by Barratt appear to have been undertaken using different data from that used by Newark & Sherwood DC. The land currently drains without any apparent flooding issues but the dynamics will change with the introduction of 70 to 100 dwellings on the site. Most dwellings now require 5 soak-aways of 1 cubic meter not likely to be replicated on a development of this size. The proposed SUDS system must be effective and sustainable. There is history of erosion in the area due to mining and a stream, The Beck ran from the White Post to the Acres, off Cotton Mill Lane, any impact on the water table level could result in the surface water being displaced elsewhere. The current situation in Farnsfield is that under normal circumstances the sewage system can cope, but in storm conditions the mains usually explode at various points on the Main Street discharging raw sewage into nearby properties. A very firm assurance must be provided that any development on this site will not further exacerbate the problem. Raised at a recent public meeting was the issue of sewage/drainage problems resulting from a development on Murdoch Close where some houses were repurchased

by the developers, Wilson Homes, major sewage works undertaken and regular visits to the sewage system are made by Severn Trent. The issue of surface water management and sewage disposal is one of the principal issues with this development and again insufficient information has been provided to reassure the Parish Council that this has been addressed satisfactorily.

In summary:

- There is insufficient detail regarding the types of development and phasing of the proposed scheme taking into account the infrastructure provision.
- Insufficient information and assurance regarding surface water drainage and sewage provision

In this application there is little concrete information as to how the developers will meet the requirements of Policy DM5 with specific reference to access, amenity, local distinctiveness.

The meeting closed at 7.50pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 10th September 2013 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. A Farr, K Clarke, C Collingham, R Davis, B McDowall, L Selby (Chair), P Smith, L Weaver
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves.

Declarations of interest

None received

Planning applications

The following applications were considered:

13/01198/FUL – application for rear two storey extension with pitched roof, side first floor extension with pitched roof, new external doors and windows, new render treatment to walls, new roof covering at Orion House, Station Lane, Farnsfield.
Application supported.

13/00952/FUL – proposed erection of 1 wind turbine and associated works and infrastructure and the decommissioning and removal of previously approved Vergnet wind turbine and associated infrastructure at Rufford Forest Farm, Centenary Avenue, Rufford.
Application supported.

13/01142/FUL – application for the erection of side and rear ground floor extension at 8 Gregory Gardens, Farnsfield.
Application supported.

The planning decisions of Newark & Sherwood DC were noted.

The meeting closed at 7.55pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 24th September 2013 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. A Farr, K Clarke, R Davis, M Hamilton, B McDowall, R McPherson, L Selby (Chair), P Smith, L Weaver

M Salt, Clerk

Also Present – Co Cllr. R Jackson, Dist Cllr. B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves and C Collingham.

Declarations of interest

Cllr Farr declared a non pecuniary interest in planning application 13/01277/LBC – Old Manor Farm.

Standing Orders were suspended at 7.45pm to permit members of the public present to address the meeting.

Susan Pedley provided background regarding the planning application at Old Manor Farm.

13/01277/LBC –convert existing Grade II listed building to annexed living accommodation at Old Manor Farm, Main Street, Farnsfield was considered by the meeting. Cllr Farr abstained. The application was supported by Cllr.Smith, seconded by Cllr Davis and agreed.

Cllr. Jackson was asked if NCC still had plans to turn off the street lights and confirmed that this would not now be happening.

Cllr. Laughton commented upon NCC proposals to introduce a general 7.5 tonne restriction for heavy goods vehicles across the Southwell area, limiting movement, except for access, to major roads. Responses are requested by 4th October 2013.

He also made mention of NCC Highway Dept concerns regarding the proposed development of Ash Farm.

He informed the meeting that a response had been received at Newark and Sherwood DC from the boundary commission review.

Cllr Jackson was asked to enquire as to the progress of the request for a pedestrian crossing on Main Street.

Standing Orders were re-instated at 8.05pm.

Minutes of previous meetings

The minutes of the meeting held on 23 July 2013 were proposed for acceptance by Cllr. Clarke, seconded by Cllr. Smith and agreed.

The minutes of the meeting held on 20 August 2013 were proposed for acceptance by Cllr. Smith, seconded by Cllr. Clarke and agreed.

The minutes of the meeting held on 27 August 2013 were proposed by Cllr. Clarke, seconded by Cllr. Davis and agreed.

The minutes of the meeting held on 10 September 2013 were proposed for acceptance by Cllr. Smith, seconded by Cllr Weaver and agreed.

Recreational areas

Memorial Recreation Ground – litter bins and the ‘no dogs’ sign have been installed. No other items discussed.

Acres – water leak in the pavilion repaired. No other items for consideration.

Parfitt Drive – no maintenance issues. Update provided regarding the meetings held to consider the provision of a skate park in the area.

Wilson’s Field – seat pulled off its mountings, new concrete base installed and the seat reinstated.

Footpaths and Highways

The Clerk informed the meeting of NCC proposals to adopt two footpaths, one from Main Street to Chapel Lane (adjacent to the Wheatsheaf) and one on Combs Lane.

Comment was made regarding the siting of the speed limit on Mansfield Road. Cllr Jackson confirmed that it would not be relocated.

Proposal to introduce a 7/5 tonne restriction on heavy goods vehicles in the Southwell area, including Farnsfield was considered. Cllr Weaver proposed that this be supported, seconded by Cllr. McDowall and agreed.

Parish Plan Reports

Planning – NSDC document ‘Planning to meet the needs of the Gypsy and Traveller communities’ to be considered at the next meeting,

Education and Sport – update on the skatepark provision provided earlier.

Environment and tourism –History Society contacted regarding signing of items of interest in the village. Cllr. McDowall said that he had received an acknowledgement re the proposed village signs from NCC Local Improvement Scheme.

Public Transport – no items

Communication – no items.

Correspondence

No items raised.

Finance

- 1. Accounts for approval** - a schedule of accounts, previously circulated containing 32 transactions amounting to £25,103.25p was proposed for acceptance by Cllr. Clarke, seconded by Cllr Hamilton and approved.
- 2. Audit of accounts 2012-13** – The Clerk informed the meeting that the audit had been completed satisfactorily with no issues raised by the auditors.

Planning applications

The following applications were considered:

13/01096/FUL – application for change of roof from flat to pitch of garage and dining room at 11 The Ridgeway, Farnsfield.
Application supported.

13/00967/FUL – installation and commissioning of a single wind turbine at Norwood, Mansfield Road, Blidworth.
Application supported.

13/01149/FUL – erection of agricultural building at Riddings Hill House, Combs Lane, Farnsfield.
Application supported.

The planning decisions of Newark & Sherwood DC were noted.

Community Safety Group

No further meeting held, a brief update was provided by Cllr Selby at the last meeting.

Farnsfield Village Centre

The Clerk reported that the re-decoration was almost completed. Cllr. McDowall said that he had obtained quotes to replace the back stage curtains in the Upper Hall and upgrade the tracking. The stage requires clearance of the old drama sets. It was agreed that the tracking and curtains be replaced. The Clerk and Cllr McDowall to liaise regarding the installation of the curtains, the installation of the proposed storage units and the removal of the old equipment.

Agenda items for the next meeting

None raised

The meeting closed at 9.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 22nd October 2013 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, C Collingham, R Davis, M Hamilton, B McDowall, R McPherson, L Selby (Chair),
M Salt, Clerk
Also Present – Co Cllr. R Jackson, Dist Cllr. B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves and L Weaver, P Smith and A Farr.

Declarations of interest

Cllr Davis stated that he would not participate in the consideration of the planning application at Millcote House, Southwell as the proposals affected him.

Standing Orders were suspended at 7.31pm to permit the public present to address the meeting.

Trevor Muir, architect, addressed the meeting with regard to the re-submission of the application to build a welling at the rear of Millcote House, Southwell Road, Farnsfield.

He stated that considerable efforts had been made to reduce the impact of the proposed dwelling on the neighbouring properties, the land levels would be reduced by 1 metre, the 2 storey proposal had been reduced to 1 and a half and the proposed house would be no higher than the existing one.

A tree planting scheme had been included at the suggestion of the Planning Officer at Newark and Sherwood DC.

The garage height would be reduced but it was required to accommodate a caravan owned by the applicant.

Comments were made that the reductions proposed would reduce the impact on neighbouring properties.

Comments were made that there would still remain the question of privacy and noise nuisance to neighbouring properties and the need to consider NSDC Policies DM5 and 6.

Mr Muir stated that the main change was the reduction in height, there were no changes to the windows as the rooms overlooking the

neighbouring properties were not habitable., no windows were overlooking Orchard Lodge some 8-10 metres away.

Mr Muir was thanked by the Chairperson for the information to be considered later in the meeting when the application was reconsidered.

Co Cllr Jackson stated that he had received comments that the footpath opposite to the Lion PH was too low and too narrow. This had been referred to highways; he has also raised the issue of the pedestrian crossing request and requested information.

Cllr Laughton informed the meeting that he had represented the Parish Council and had supported the proposed development at Silverwood but this had been rejected by NSDC Planning Committee.

He stated that a petition containing 559 signatories regarding the Ash Farm development had been handed into Newark and Sherwood DC.

He concluded by informing the meeting of the Boundary Commission recommendation of a single member ward for Farnsfield, he considered this to be good for the village.

The Clerk raised the issue of a Neighbourhood Plan and its potential advantages for the Parish with Cllrs. Jackson and Laughton, both suggested that there would be advantaged regarding future development of the village. The Clerk stated that it would be discussed later in the meeting.

Standing Orders were resumed at 8.10pm

Minutes of the previous meetings

The minutes of the meeting held on 24th September 2013 were proposed for acceptance by Cllr. Hamilton, seconded by Cllr McDowall and agreed.

Recreation Grounds

Memorial Recreation Ground

1. Locking of the tennis area – raised by Cllr Smith who had suggested the installation of an electronic locking system with a timing device to ensure the area was locked automatically. This proposal was not supported as there was no guarantee that children would not be locked inside the area. The Clerk stated that whilst members of the Tennis Club, mainly Lesley Healy had locked the gate there were times that it remained unlocked. It had never been the intention to lock the area but this was a planning condition imposed by NCC and is almost unworkable without going to some expense to lock and unlock the area. The second issue raised by the Tennis Club was the impact of the wood chippings and future potential impact of the hedging also placed

across the tennis courts also as a planning condition imposed by NCC. The impact of the debris on the newly refurbished tennis courts owned by the Tennis Club could be to invalidate the guarantee on the recent work undertaken. The Clerk suggested that these two conditions could be subject to an appeal to NCC for their removal. This proposal was supported and the Clerk to make the necessary enquiries and undertaken actions to move the appeal.

2. Signs- Cllr Smith also raised the issue of the signage. The plaque installed by NCC does not acknowledge the input of Farnsfield Parish Council. The Clerk informed the meeting that NCC have agreed to replace the plaque and include FPC. The general signs still have age restrictions on them and require replacing. Already in hand.
3. Cllr Smith has continually raised the issue of a need to examine the final accounts for the refurbishment of the play area. The Clerk stated that he had now obtained the final accounts and offered them for examination by the Council. This offer was not taken up and it was agreed to pass them to Cllr Smith for his information as he had requested them.

The Acres – No items to report other than for information that tree work was being undertaken to clear branches from the overhead power lines.

Parfitt Drive – No activities to report regarding the proposal to install a skate park.

Wilson's Field- nothing to report.

Footpaths and Highways

Comment was made that hedge cutting had been left on the footpath on Tippings Lane.

Cllr McPherson asked who had the responsibility for cutting the grass inside the newly erected fencing on Mansfield Road, the Clerk said that he would ensure this was undertaken within the grant from the Lengthsman Scheme.

Annual Parish Meeting

The Clerk informed the meeting that he had attended the Annual Parish Meeting held by Newark and Sherwood District Council. The main issue arising from the meeting was the impact on the precept for Parish Councils with the proposed reduction in grant support by NSDC. Central Government had made changes in 2012 relating to the Council Tax base due to changes in benefits to occupants of some dwellings in the district. This resulted in a reduction of Council Tax income impacting upon parish precepts. This shortfall was met by NSDC in 2013-14 but would be reduced by 25% commencing 2013-14 and phased out over 3 years. The financial information will not be available until December 2013 and the impact of this is in the setting of the precept for 2014-15 based on the Council Tax baseline figures. This will need to be discussed further in December when the precept is set for 2014-15.

The other main issue related to wind farms and a consultation exercise will commence in January 2014 and will be related wind farm sites not individual applications to be considered on merit.

Parish Plan Reports

Planning – Consideration was given to the consultation document from NSDC regarding the future allocation of Traveller and Gypsy communities. The Clerk raised the issue of considering the formulation of a Neighbourhood Plan for Farnsfield. The implications of this would be to shape the future development of Farnsfield for the future. Once a plan has been designed and approved it will become a legal document and form the basis of future planning decisions in Farnsfield; the Clerk sought approval to progress this and report back to the next meeting with proposals.

This was proposed by Cllr Collingham, seconded by Cllr Hamilton and agreed.

Education and sport – nothing to report

Environment and tourism – History Society have agreed to identify sites of interest in Farnsfield for future signing.

Public transport – no issues

Communications – no items.

Correspondence

Boundary Commission electoral reform raised earlier by Cllr Laughton. The Clerk provided a summary of the contents of the NSDC Local Development Framework- Draft Developer Contributions and Planning Obligations- inasmuch that the document outlines to commitments to be made by developers of major development sites in the community, including a Community Infrastructure Levy (CIL), and S106 agreements.

Financial matters

Accounts – The Clerk had previously circulated a schedule of accounts paid, for consideration and approval. The schedule contained 12 items amounting to £7795.10p. The accounts were proposed for approval by Cllr McDowall, seconded by Cllr Davis and approved.

Planning applications

13/01417/FUL – new dwelling with proposed access on land to the rear of Millcote House, Southwell Road, Farnsfield.

Cllr Davis, having declared an interest left the meeting and went out of the room.

It was noted that this was a re-submission of an earlier application considered in June 2013.

The comments made earlier in the meeting by the architect were noted and the layout of the site remained very similar to the original proposals.

The fact that the proposed building will be lowered and the overall height of the main building and garage reduced was considered to be a major factor in reducing the impact on neighbouring properties and affecting their privacy although it was noted that the windows in the building would remain as in the previous application but steps would be taken to install opaque glass where appropriate.

It was stated that Farnsfield Parish Council does not support backland development and this is a proposal for backland development and cannot be supported the reasons discussed at the previous application. Cllr Collingham proposed that the application is objected to on the grounds of backland development, the reasons previously stated but there were no privacy issues. This was seconded by Cllr Hamilton and agreed. Cllr Clarke abstained.

Cllr Davis re-joined the meeting.

13/011364/FUL – application for second floor extension to existing single storey to side elevation, porch to front elevation, pitch roof to existing dormer, roof lights to rear elevation at The Old Surgery, Station Lane, Farnsfield.

Application supported.

13/01426/FUL – application for demolition of existing outbuilding and erection of a single storey bedroom and bathroom extension to rear of property at 23 Broomfield Lane, Farnsfield.

Application supported.

Cllr Clarke abstained.

The planning decisions made by Newark and Sherwood District Council were noted.

Community Safety Group

Cllr Selby stated that the next meeting would be on 6th November 2013.

Farnsfield Village Centre

The Clerk reported that the stage area had been cleared ready for the storage unit to be constructed and the new curtains installed.

Agenda items for the next meeting

None raised.

The meeting closed at 9.40pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.30pm on Tuesday 26th November 2013 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke (Chair), C Collingham, R Davis, B McDowall, P Smith, L Weaver.

M Salt, Clerk

Also Present – Co Cllr. R Jackson, Dist Cllr. B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves, A Farr, L Selby, R McPherson, M Hamilton

Declarations of interest – Cllr Clarke expressed a non pecuniary interest in the S.137 application to be made by St Michael's School re DARE.

Standing Orders were suspended at 7.32pm to allow public comments.

Cllr Laughton provided an update regarding the Ash Farm planning application heard by Newark and Sherwood DC Planning Committee on 5th November 2013. He stated that the issues discussed were the conditions in the policy FaMu1 stating the site density and commercial provision. Although there had been an insistence at the meeting that the Local Development Framework document should be adhered to there have been further negotiations since the meeting on 5th November to reduce the number of proposed dwellings from 100 to 88.

Cllr Laughton also stated that he had requested that the final decision be deferred until a sewage capacity report had been received from Severn Trent.

The issue was discussed at length following Cllr Laughton and the Clerk informing the meeting of the discussion with the Chief Planning Officer Matt Lamb. The meeting on 5th November was deferred with a view to ensuring that Barratt Homes complied with the policy and reduced the application to 70 homes, re-instated B2 use in the industrial area and considered relocating this area. However, it appears in these discussions that a varied application for 88 homes has been agreed for submission by NSDC.

The consensus of the discussion that the Parish Council would continue with its objection against the application.

Standing Orders were re-instated at 7.54pm.

Cllr Smith proposed that the application to build 88 dwelling on the Ash Farm site is not supported by the Parish Council on the grounds previously stated and that no assurances have been provided regarding sewage disposal and the density of dwellings exceeds the number agreed in the policy.

Seconded by Cllr Collingham and agreed unanimously.

Standing Orders were again suspended at 7.56pm to permit the public discussion to continue.

Cllr Laughton discussed the recommendation to create a single member ward in Farnsfield, previously Bilsthorpe and Farnsfield Ward with two members. He recommended that the Parish Council comments on this proposal.

Cllr Jackson informed the meeting that the footfall results for the proposed pedestrian crossing on Main Street had been collated but he was not aware of the results. He mentioned the TRO discussions at Allsorts on Main Street, a short stretch of double yellow lines thought to have been removed but still in existence. The Clerk informed the meetings of his discussions with NCC and the likelihood that they would be removed if there were no objections; they should have been removed as part of the Main Street refurbishment in 2004.

Cllr Jackson commented on the proposed bus route cuts, but these would not impact on Farnsfield.

Standing Orders were re-instated at 8.05pm.

Minutes of the previous meetings

The minutes of the meeting held on 22nd October 2013 were proposed for acceptance by Cllr Davis, seconded by Cllr Collingham and agreed following a request by Cllr Smith for an amendment to the wording of the item relating to the accounts for the refurbished play area at Lady Goodwin's Corner.

Recreation Grounds

Memorial Recreation Ground – the wording on the plaque has been changed to include Farnsfield Parish Council, the hedging at the tennis courts removed and replanted to fill gaps around the bowling green etc. The hedged area to be resurfaced to prevent debris being transmitted onto the tennis courts.

Acres – Cllr Collingham asked for information regarding the usage of the site and revenue.

Parfitt Drive – no issues.

Wilsons Field – the Clerk reported that the lights to the play area had been switched off due to the light box being vandalised and the time clock inside destroyed. The box had been secured for safety and the electricity supply to the lights switched off temporarily. Repairs would be undertaken but cannot be completed until January 2014, at least.

Footpaths and Highways

TRO Main Street – covered earlier.

Comments were made that hedge cuttings had been left on the footpaths, Cllr Collingham agreed to get them cleared away. An incident of fly tipping had occurred on Cockett Lane.

Parish Plan Reports

Planning – No further developments – Details of the Neighbourhood Plan proposals to be included in the December Newsletter

Education and sport – nothing to report

Environment and tourism – nothing to report.

Public transport – NCC changes to services considered earlier – no impact on Farnsfield.

Communications – Newsletter to be published in December, items for inclusion requested.

Financial matters

1. **Accounts** – The Clerk had previously circulated a schedule of accounts paid, for consideration and approval. The schedule contained 20 items amounting to £7367.03p. The accounts were proposed for approval by Cllr Davis, seconded by Cllr Weaver and approved.
2. **S137 Application** – The Clerk stated that he had received a request for support for the DARE programme undertaken by St Michael's School. In the past there was a specific application for materials or T shirts but the system has changed and the overall DARE programme now costs in excess of £1000 and a contribution to support the programme in Y5 and Y6 is requested. Cllr. Davis recommended that a contribution of £300 be made, seconded by Cllr. Smith and agreed; Cllr Clarke took no part in the discussion having declared an interest.

Planning applications

13/01612/FUL – erection of two storey extension to front (south facing) elevation at Longdale, Brickyard Lane, Farnsfield.

Not supported considered too close to neighbouring properties, overbearing and adverse impact on neighbours contrary to Policy DM5 amenity issues.

13/01072/OUTM – Outline planning application for the erection of up to 88 dwellings with associated infrastructure, along with 0,5ha of B1 and B2 employment development (including means of access) at Ash Farm Cockett Lane, Farnsfield.

Not supported – dealt with earlier in the meeting.

The planning decisions made by Newark and Sherwood District Council were noted.

Community Safety Group

No information.

Farnsfield Village Centre

The Clerk reported that the work on the stage area had been completed.

Agenda items for the next meeting

None raised.

The meeting closed at 9.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 14th January 2014 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. A Farr, K Clarke, R Davis, B McDowall, L Selby (Chair), P Smith, L Weaver, M Hamilton, R McPherson.
M Salt, Clerk

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves and C Collingham.

Declarations of interest

None received

Precept 2014/15

The Clerk stated that the Council were required to set the precept for 2014-15. He had provided provisional information following his attendance at the Annual Parish Meeting in November 2013. Nothing had changed other than the baseline figures had been produced by NSDC. As the Parish Council had previously indicated that there should be no rise in Council Tax for 2014 -15 there would be a reduction in the precept reflecting the reduced contribution by NSDC.

The NSDC grant is £1935 and to maintain a zero rise in council Tax the precept will be £60,495 plus the grant of £1935 resulting in a total of £62430; a reduction of £570 on the previous year. This was proposed for acceptance by Cllr Smith, seconded by Cllr Davis and agreed unanimously.

Planning applications

The following applications were considered:

13/01862/RMAM –application for approval of reserved matters comprising layout, appearance, scale and landscape (pursuant to the residential component of outline permission 13/01072/OUTM) for 88 dwellings including internal roads, on-site open space and buffer zones at Ash Farm, Cockett Lane, Farnsfield.

The application was discussed and concerns were expressed regarding the location of the higher buildings on the edge of the site and

consideration should be given to the 'softening' of the impact of the houses on the village scene by including them inside the site.

Due to the complexity of the proposals it was agreed that members would consider the application and its implications prior to the meeting to be held on 28th January 2014 when a decision would be made.

Incinerator – Bilsthorpe

The proposed incinerator was discussed and it was agreed that there were no grounds for objection but an expression of concern should be made regarding the potential pollution issue and impact upon health; assurances upon safety and continued monitoring of the site in the future.

Acres

The Clerk stated that he had been informed of flooding in the Acres woodland from water draining from adjacent field and being unable to drain away due to blocked dykes.

Cllr Weaver agreed to clear the dykes as far as possible when the ground was fit to support machinery.

The meeting closed at 9.15pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 28th January 2014 in the Library, Village Centre, New Hill, Farnsfield.

Present

Cllrs. A Farr, K Clarke, C Collingham, R Davis, L Selby (Chair), P Smith, R McPherson.

M Salt, Clerk

Also present Co Cllr. R Jackson, Dist Cllr B Laughton., Dist. Cllr F Taylor.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves B McDowall, L Weaver, M Hamilton

Standing Orders were suspended at 7.31pm to permit public participation.

Cllr Jackson stated that he had no more information regarding the pedestrian crossing survey on Main Street.

He was informed that the inter-active speed sign on Mansfield Road was not working and provided with an update on the Lengthsman scheme.

Cllr. Laughton stated that he had addressed the Council meeting at Newark & Sherwood District Council regarding the recent planning application made by Barratt at Ash Farm. He said that he had no more information on the sewage proposals on this site but was attending a meeting with the County Council Environment Committee later in the week when the matter would be discussed.

He also informed the meeting that the County Council will be cutting the Highways Department budget by 30% with effect from 1st April 2014, road repairs are likely to be affected.

Cllr Collingham commented at pot holes on Alexander Road had been repaired within 2 days of being reported.

The Clerk informed the meeting that the notification to develop a Neighbourhood Plan had been sent to Newark & Sherwood DC. Consultation would commence with an insert in the Bramley by NSDC.

Cllr Jackson suggested that an application should be made to him for funding support from the Divisional Fund.

Cllr. Taylor informed the meeting that he had met with Barratts two weeks ago to discuss their proposals regarding sewage and surface water disposal, and also the latest build proposal suggesting that there should be some softening of the edges of the development in order that it blends in with the surrounding landscape. He raised concerns regarding the closeness of some proposed properties to those on Mansfield Road; a topographical survey to be undertaken regarding the stability of the disused sand quarry area.

The hedge screening will be within the gardens of the new properties as the current hedging is not included in the development area. Barratt will build 88 dwellings whereas David Wilson Homes would have built fewer, thus maximising the site.

Cllr Jackson commented that within the calculations made by Severn Trent no account is taken of surface water when estimating the capacity of the sewage system.

Jenny Frost complained that the new mini tennis area had been locked when her grandson wished to use it and had to climb in; she queried why it had remained locked.

The Clerk stated that the locking and unlocking of the site had been a problem since its installation. Farnsfield Parish Council do not lock park facilities but the locking of this area was imposed by NCC. It was agreed after discussion that the locking of the area should cease.

Comments were made that there were some inaccuracies in the Newsletter regarding times and dates of events at the Village Centre and the lack of inclusion of an article from Jenny Frost. The Clerk stated that booking arrangements change and there would be a more general approach to the inclusion of Village Centre information; in addition some articles cannot be included when matters such as major planning applications need to be communicated to the village. The frequency of publication to be stated in order for any articles for inclusion can be dealt with.

Peter Sarre stated that he had attended, with the Clerk, a consultative event at Kelham Hall where the Wind Farm consultation document was presented. He commented that having read the papers he was of the view that Farnsfield had done its bit regarding renewable energy and the applications to be considered later in the meeting to erect two more wind turbines, Lurcher Farm and Blidworth, should be opposed. Lurcher Farm being part of the A614 corridor and has already received local objection due to the cumulative effect of the turbines.

Cllr. Collingham addressed the positive effects of wind turbines stating they are usually quiet and can generate electricity for over 350 homes, a downside being that business rates go to central government.

Standing Orders were resumed at 8.20pm.

Minutes of the previous meetings

The minutes of the meeting held on 26th November 2013 were proposed for acceptance by Cllr. Smith, seconded by Cllr. Collingham and agreed.

The minutes of 14th January 2014 were proposed for acceptance by Cllr. McPherson, seconded by Cllr. Smith and agreed.

Declarations of interest

Cllr. Collingham registered an interest regarding the planning applications to erect wind turbines on the grounds that he has one on his property – non pecuniary.

Recreation Grounds

Memorial Recreation Ground – Following on from the public discussion regarding the locking of the tennis area Cllr Smith proposed that it should be left unlocked, seconded by Cllr Collingham and agreed.

The Acres – It was noted that Farnsfield Vill had paid the outstanding invoice from 2012-13.

Parfitt Drive – Some tree ties need replacing on the new trees. Car tracks on the grassed area, general enquiries re enforcement of the dog fouling problem in the area.

Wilson's Field- lights not working due to vandalism. Some dogs being allowed on the field and not kept on a lead.

Footpaths and highways

The History Society have installed the 'Historic Farnsfield' information board on the Ridgeway. Fencing on Brickyard Lane damaged.

Parish Plan

Planning – Neighbourhood Plan process commenced.

Education and sport – early considerations are being made regarding the viability of a youth football team in Farnsfield and the support for this from FPC.

Public transport – no items

Communication – Newsletter previously discussed.

Accounts

Finance – the Clerk provided information regarding a schedule of accounts circulated with the papers for the meeting. They consisted of 27 items amounting to £12,647.04p. The accounts were proposed for acceptance by Cllr Smith, seconded by Cllr Davis and agreed.

Planning applications

13/01862/RMAM –application for approval of reserved matters comprising layout, appearance, scale and landscape (pursuant to the residential component of outline permission 13/01072/OUTM) for 88 dwellings including internal roads, on-site open space and buffer zones at Ash Farm, Cockett Lane, Farnsfield.

The application was adjourned from the meeting of 14th January 2014 and after discussion Cllr Davis proposed the following consolidated response to the application:

Following the failure of the Planning Committee of Newark and Sherwood District Council to adhere to the provisions of Policy Fa/MU/1 thereby permitting the development of 88 dwellings instead of 'around 70', (an increase in density of 25.7%).

Farnsfield Parish Council is of the opinion that Policy DM5 section 3 is severely compromised.

The primary concern of FPC is to ensure that the provisions of section 3 and 4 of Policy DM5 is not further compromised and that this development will not adversely affect the current neighbourhood.

In order to achieve conformity with section 4 it is our recommendation that the scale and mass of the dwellings on the perimeter of the site should be such as not to have an adverse impact on the landscape character of the area (7.15), nor should any dwellings overlook and impact on loss of amenity or privacy of any existing dwellings.

This will entail the site having the dwellings of lower density and mass on the perimeter with those much greater inside the mass of the development; a typical example are dwellings such as the Stratford.

It is not our intention to provide a detailed appraisal of the development as this will be of no avail, as recent history has shown, will not be taken into account, but to urge the Committee to address DM5 and apply 7.3, 7.4, 7.12 and 7.15 particularly.'

Seconded by Cllr Farr, and agreed unanimously.

13/01061/FUL – installation of a single 60KW NPS60 wind turbine, mounted on a 37m galvanised steel tower on a 9m² concrete base. The turbine model is a triple-bladed design, manufactured a single composite unit 23m in diameter. At Lurcher Farm, Mansfield Road, Farnsfield. Cllr Smith proposed – objection on the grounds of density of wind turbines in the area, its height, the adverse visual impact on the landscape, seconded by Cllr.Davis and agreed; Cllr Collingham, Cllr Clarke and Cllr McPherson abstained.

13/01859/LBC and 13/01858/FUL- application for erection of timber framed garden building (Pool pavilion) & relocation of existing timber double garage and associated works at Longlands Bungalow, Longland Lane, Farnsfield.

Application supported.

13/00967/FUL – installation and commissioning of a single 10kw wind turbine at Norwood, Mansfield Road, Blidworth.

Cllr Davis proposed objection due to closeness to properties and adding to the density of wind turbines in the area; seconded by Cllr. Smith.

Cllrs Collingham and Clarke abstained.

14/00026/FUL – application to extend existing rear single storey outbuildings with two storey extension at Hescoll Cottage, Main Street, Farnsfield.

Application supported.

There were no decisions from NSDC for noting.

Community Safety Group

Cllr Selby reported that the area was relatively quite in respect of crime and incidents.

Cllr McPherson informed the meeting that he was still trying to resolve the broken gate at the old Co-op site and would inform NSDC

Environmental Health of the potential problems on the site.

Farnsfield Village Centre

The Clerk reported that the decorating and storage units were all complete. The lights in the upper hall had been replaced LED units.

Agenda items for the next meeting

None.

The meeting closed at 9.20pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 25th February 2014 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, R Davis, L Selby (Chair), B McDowall, L Weaver.
M Salt, Clerk

Also present Co Cllr. R Jackson, Dist Cllr B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves, M Hamilton, A Farr, P Smith, C Collingham, R McPherson.

Standing Orders were suspended at 7.31am to allow members of the public to comment and discuss issues.

Cllr. Laughton informed the meeting that he had met with Matt Lamb, Principle Planning Officer, NSDC, NCC Drainage officer and Severn Trent and three representatives of Barratt Homes regarding the drainage and sewage issues at the Ash Farm development. Following this meeting also met with the representatives of the resident group. It is anticipated that the full planning application will be heard at the April meeting of the Planning Committee. The report from Severn Trent has been submitted and in summary the linking of the additional 88 homes to the present system will not make the situation in Farnsfield any worse than at present. The problems faced by Farnsfield are due to surface water entering the sewage system. A feasibility study will be undertaken by Severn Trent in 2014-15 with a possibility of upgrading the system in 2017. In relation to the Ash Farm application Severn Trent are not in a position to object to the proposals.

The County Council are required to undertake a survey to ensure that there is capacity to deal with the surface water otherwise must accept liability.

Cllr Davis stated that Mark Spencer MP had raised a motion with Parliament via a private members bill, to manage surface water. SUDS being a legal requirement from October 2014.

Cllr. Laughton stated that Barratt Homes had made an approach to the owners of the Brickyard Lane site re potential development of the site.

Cllr. Davis questioned the validity of the Local Development Plan prepared by Newark and Sherwood District Council due to them ignoring the contents of the policies in the document in recent decisions.

Francis O'Malley stated that after many meetings with the developers and planners no impact has been made and NSDC do not do anything and

urged the Parish Council to complain to NSDC and the Ombudsman. He also enquired if Farnsfield proposed to have a flooding forum as in Southwell. It was considered that the Neighbourhood Plan could incorporate this whilst being developed.

Comments were made that the hedging at Ash Farm had already been removed prior to the planning consent being given.

The proposed road widening would not take place as agreed due to discussions with the developers and the Planning Dept. and the amended proposals have been accepted by NCC.

Cllr. Jackson stated that NCC had provided a grant of £1500 in support of the development of the Neighbourhood Plan.

He noted that the inter-active speed sign on Mansfield Road was not working.

He confirmed that work was being undertaken to remove the double yellow lines from the vicinity of Allsorts and there were some minor amendments to the bridleway network.

Paul McKenzie, Bilsthorpe Parish Council addressed the meeting regarding the proposal to install an incinerator at Bilsthorpe. He stated that it was a gasification plant and seems to be increasing in scale and size, the chimney will now be 200 feet high. Due to the prevailing winds there will be an impact on all surrounding areas of the site. The monitoring of intoxins from similar sites and likely for this one show that this may happen on two occasions per year. At other sites clinker from the incinerator has been used as ballast and has also contained intoxins. There have been numerous objections, the latest by the Nottinghamshire Wildlife Trust. A video about Peel Environment is on the Bilsthorpe.com website. He stated that such developments should not be permitted in residential areas and considers that Farnsfield, Rufford, Center Parcs, farms – including livestock and crops – will be affected.

Cllr Selby thanked him for his input and informed him that Farnsfield PC had already supported made comments to NCC regarding the proposal expressing concerns to the health of residents.

Standing Orders were re-instated at 8.22pm.

Minutes of the previous meetings

The minutes of the meeting held on 28th January 2014 were proposed for acceptance by Cllr. Clarke, seconded by Cllr, Davis and agreed.

Declarations of interest

None declared.

Recreation Grounds

Memorial Recreation Ground – The Clerk informed the meeting that following the storms in January when a tree fell into the play area, this has been removed by the owners and some severe pruning has also taken place on the borders of the park; during this process the Clerk negotiated the removal of a dangerous tree, responsibility of the PC, and its removal. He requested that a contribution towards the work be made to Dr Johnston as he has already paid for work undertaken. Cllr Selby proposed that £250 be paid, Seconded by Cllr Davis and agreed.

The Acres – It was noted that a survey of the drainage (dykes) system was being undertaken by Matt Duckworth of NCC Highways.

Parfitt Drive – Some bushes are growing into the play area and need attention.

Wilson's Field- no items raised.

Footpaths and highways

The amendments to the bridleways, made by NCC were noted.

Parish Plan – Following the comments made by Cllr Davis and previous discussions regarding the apparent disregard to the Local Development Plan by Newark and Sherwood District Council it was agreed that the Clerk write to the Chief Executive questioning the validity of the document following the decisions of the Planning Committee to ignore the contents of the policy relating to the Ash Farm development.

Planning – Neighbourhood Plan process commenced.

Education and sport – no items

Public transport – no items

Communication – Newsletter to be published in April due to wrong completion dates being provided by the Bramley and inability to prepare the newsletter within the new time frame.

Accounts

Finance – the Clerk provided information regarding a schedule of accounts circulated with the papers for the meeting. They consisted of 13 items amounting to £4642.56p. The accounts were proposed for acceptance by Cllr Davis, seconded by Cllr Weaver and agreed.

Planning applications

14/00114/FUL – application for insertion of window at rear of building at 7 Old School Court, Chapel Lane, Farnsfield.

Application not supported. Due to the poor quality of the plans a site visit took place and it was considered that the proposed window would permit the overlooking of adjacent property and be a loss of privacy; an

alternative was considered – to install opaque glass in the window if NSDC agree to the request.

14/00170/FUL – demolition of existing dwelling and erection of replacement dwelling with detached double garage and detached single garage at Blue Haze, Tippings Lane, Farnsfield.
Application supported subject to a satisfactory flood assessment report being provided.

14/00168/FUL – application for a two storey extension to front and single storey extension to side at 2 Rose Cottage, Main Street, Farnsfield.
Application supported.

14/00251/FUL – replacement of two existing storage and distribution buildings at Longland Farm, Longland Lane, Farnsfield.
Application supported.

Community Safety Group

No report

Farnsfield Village Centre

No issues

Agenda items for the next meeting

None declared.

The meeting closed at 9.25pm.

FARNSFIELD PARISH COUNCIL

Minutes of a meeting of Farnsfield Parish Council held at 7.00pm on Tuesday 25th March 2014 in the Lower Hall, Village Centre, New Hill, Farnsfield.

Present

Cllrs. K Clarke, R Davis, L Selby (Chair), M Hamilton, P Smith, R McPherson.

M Salt, Clerk

Also present Dist Cllr B Laughton.

Apologies for absence

Apologies for absence were received and accepted from Cllrs. R Reeves, A Farr, P Smith, C Collingham, L Weaver, B McDowall.

Standing Orders were suspended at 7.31pm to permit the members of the public present to comment.

Cllr Laughton said that the Ash Farm planning application by Barratt's would take place on 8th April 2014.

He stated that Severn Trent would only conduct an appraisal of the sewage system at the Mansfield end of the village, not the whole village as originally thought. Church View remains a high risk area.

A comprehensive surface water management plan is required – plan to release no surface water into the system from the new site at Ash Farm. He mentioned a visit by Eric Pickles MP and meeting with local residents regarding the sewage and water drainage issues.

He stated that he is to attend a meeting with Severn Trent at Coventry regarding peripheral flooding and said that NCC did not have the capacity to produce a comprehensive surface water plan for the area.

The proposed incinerator at Bilsthorpe was discussed briefly.

Lesley Healey stated that there have been no issues regarding the mini tennis area and that Farnsfield were the winners of the County Mini Tennis Tournament.

Standing Orders were re-instated at 7.55pm.

Minutes of the previous meetings

The minutes of the meeting held on 25th February 2014 were proposed for acceptance by Cllr. Davis, seconded by Cllr, Clarke and agreed.

Declarations of interest

None declared.

Recreation Grounds

Memorial Recreation Ground – The Clerk reported that the trees overhanging the park had been pruned back.

Parfitt Drive – Bushes overhanging the play area pruned back.

Wilson’s Field- questions were raised regarding the lighting of the play court. The Clerk said that the electricity security box had been repaired but the time clock had to be re-installed as it was smashed when the lighting box was damaged.

The Acres – comments were made concerning the increasing amount of dog mess in the area and it was agreed that a reminder be placed in the next newsletter.

Footpaths and highways

The footpath from Gregory Gardens to Tippings Lane has been closed due to a manhole cover being removed. NCC are aware and will be resolving the problem.

Parish Plan

Planning– The Clerk stated that he had sent a letter to the Chief Executive of NSDC regarding the failure of NSDC to follow the policies in the DPD regarding the Ash Farm development, a reply had been received from them stating that policies were for guidance and that the Planning Committee has acted within the spirit of the policies. This was noted and it was agreed that no further action could appear to be taken by the Parish Council.

The Clerk reported that there is a meeting scheduled to commence the Neighbourhood Plan process.

Education and sport – No items

Public transport – No items

Communication – No items.

Accounts

Finance – the Clerk provided information regarding a schedule of accounts circulated with the papers for the meeting. They consisted of 13 items amounting to £6032.79p. The accounts were proposed for acceptance by Cllr Smith, seconded by Cllr Hamilton and agreed.

Planning applications

None for consideration.

Recent planning decisions made by NSDC were noted.

Community Safety Group

Cllr Selby report that it had been a fairly quiet meeting. NCC were considering a safety review at Lockwell Hill roundabout following recent road traffic accidents. The 40mph limit at Lowdham/Gunthorpe was causing local access problems due to the constant stream of traffic at a slower speed.

Burglaries reported at Kirklington.

Farnsfield Village Centre

No items to report.

Agenda items for the next meeting

None raised.