



FARNSFIELD PARISH COUNCIL

Approved Minutes of a meeting of the Facilities and Planning Committee of Farnsfield Parish Council held at 7pm on Wednesday 12 April 2017 in the library annex of the Village Centre. New Hill. Farnsfield. NG228JN

Present: Cllrs. Selby(chair), Clarke, Wright, Woods, Mrs Frost, Rachel Waterfield(clerk)
1 member of the public

Cllr. Selby opened the meeting at 7pm

17.1 Apologies for absence:

Cllrs. Stafford, Hamilton, McDowall.

17.2 Declarations of interest:

none

Cllr. Selby suspended standing orders at 7.01pm

17.3 Public open session:

A member of the public questioned whether Council had any information regarding the development at Old Manor Farm. Cllr. Woods identified NSDC Housing Land Availability Assessment document (on file) as mentioning the land. Council have no other information relating to this planning application to date

Cllr. Selby reinstated standing orders at 7.08pm

17.4 Matters arising from minutes of March 2017:

Actions: 5.2. Leaking VC Roof.

This has been repaired.

5.4 Parking signage.

This is on order.

5.5 Playground Repairs

Marshalls Playground maintenance have been instructed to carry out the works.

5.6 Submission of FPC response to planning application 17/00392/RMAM.

Submitted. Receipt on file.

17.5 Review and acceptance of the quotes for the Village Centre Structural Survey:

(quotes are on file) It was agreed that the Pro Energis quote was the most acceptable of the two. Both quotes were for the same amount. Pro Energis was the most detailed quote and John Brailsford Ltd. Did not respond with a more detailed quote when it was requested. Cllr. Woods has been in contact with Andy Hardy at NSDC as to whether s106 monies could be used for this project. They cannot but Andy will communicate with Cllr. Woods as to whether CIL monies can be used. If CIL monies cannot be used Council will pay for the survey from budget savings over the year.

The Facilities and Planning Committee resolved to accept the quote for £1500 from Pro Energis to undertake a structural survey of the Village Centre. The resolution was carried unanimously.

Action: The clerk will arrange for the survey to take place

17.6 Correspondence:**17.6.1 Letter from Mr. McPherson re. the old coop. (On File)**

Mr. McPherson questioned what was the long-term plans for the old coop property on Main Street. Cllr Woods identified that NSDC may have a scheme to ensure unused buildings were used.

Action. Clerk to follow this up with NSDC and report back to Mr. McPherson.

17.6.2 Letter from the librarians re the smell in the library. (on file)

The librarian is concerned with a smell from the library annex. The clerk identified this the carpet following a leak from the Village Centre Roof. The librarian has been informed and the Clerk is inviting quotes for the replacement of the carpet.

17.7 Discussion of the Housing White Paper: (copy on file)

A copy was given to councillors for review.

17.8 Playground Inspection Report:

Copy on file.

17.9 Delegation of Councillors to undertake the May FPC Assets Inspection:

Action: Cllrs. Wright, Woods and the Clerk will undertake the assets inspection. The Clerk will prepare a proforma to be completed during inspections.

17.10 Planning Applications:**17.10.1 17/00625/FULM. Field ref. 2694 Forest Lane. Bilsthorpe**

Application to vary condition no, 6 of planning permission 15/01206/FULM in respect of the timescale for decommissioning the site to allow development to operate for a full 25-year period.

The Facilities and Planning Committee resolved unanimously to support this application.

17.10.2 17/00299/OUTM. Land off Mansfield Road. Nottinghamshire

Outline application for up to 60 dwellings.

The Facilities and Planning Committee resolved unanimously to object to this this application.

Action: The clerk will submit the previous objection drafted by the barrister with a covering letter.

17.10.3 17/00546/FUL. 27 The Ridgeway. Farnsfield

Application to remove existing porch and extend to the first floor

The Facilities and Planning Committee resolved unanimously to support this application.

17.10.4 17/00562/FUL. Bunny Hill Barn. Old Rufford Road. Farnsfield

Application to erect a two-story extension and single story lean to

The Facilities and Planning Committee resolved unanimously to support this application.

17.10.5 17/00543/FUL. Baulker Farm. Baulker Lane. Farnsfield

Application for two story side and rear extensions and porch to front

The Facilities and Planning Committee resolved unanimously to support this application.

17.11 Planning Decisions:

17.11.1 17/00133/FUL. Removal of telecommunications mast at Longlands Lane. Farnsfield. Approved.

17.11.2 17/00017/FUL. Installation of vehicular gates. Burgess House. Main street. Farnsfield. Approved

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17.11.3 17/00018/LBC. Installation of vehicular gates. Burgess House. Main street. Farnsfield. Approved

17.12 NCC Planning committee meeting 4th April 2017:
On file.

Cllr. Selby closed the meeting at 7.45pm.



FARNSFIELD PARISH COUNCIL

Approved minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 10th May in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Present: Cllr. Selby (chair), Cllrs. Woods, Hamilton, Stafford, Wright, Healy, Clarke, Mrs. Frost, Rachel Waterfield (clerk)

1 member of the public

Cllr. Selby opened the meeting at 7pm

17.13 Apologies for absence

None received

17.14 Declarations of interest

Cllr. Selby declared that she was a neighbour of the property to be discussed under agenda item 17.23.2.

Cllr. Selby suspended standing orders at 7.05pm

17.15 Public open session

Mrs. Frost reported that there had been a number of complaints regarding the maintenance of the churchyard following the change of contractor. The Council advised her to contact Geoff Illingworth the Church Warden, as the contract was not one entered into by the Parish Council.

Action: Clerk will contact Mr. Illingworth regarding this and publish any response on the website.

Mrs. Frost also reported that cars were parking unlawfully, close to the crossroads at the New Hill and Chapel Lane junction.

Action: Cllr. Selby will email Farnsfield PCSO to inform them of this.

Cllr. Selby reinstated standing orders at 7.15pm

17.16 Actions from minutes of 12th April 2017

17.16.1 Response from NSDC re. the Old Coop. Main Street. Farnsfield

Although they do not have powers under the Planning Act against people leaving buildings empty NSDC have agreed to set up an enforcement case to review whether the property is untidy.

17.16.2 VC Survey

Proenergis have completed the VC condition survey. (On File)

Action: Cllrs. Doherty and Waterfield will take this forward.

17.16.3 Cllrs. Wright and Woods asset inspection report.

Cllrs. Woods and Wright undertook the three-monthly review of the FPC assets. (Report on file.)

17.17 Correspondence**17.17.1 Temporary speed monitoring camera on Main Street.**

Following a Farnsfield resident's contact regarding speed concerns on Mansfield Road, Farnsfield, a traffic survey was conducted over the period 6th to 12th February 2017. The survey tubes were positioned adjacent to Telegraph Pole number 3 located to the southeast of The Spinney, Farnsfield. From the results of the survey, a Temporary Vehicle Activated Speed Sign (TVASS) has been requested for Mansfield Road, Farnsfield. At this time, the TVASS is booked for this August's changeover period: however, following all periods of TVASS installation, all TVASSs have to be serviced (batteries recharged, the unit checked for calibration, and when required recalibrated etc.) and therefore a firm date for installation has not been provided.

TVASS are normally installed for a period of 5 to 6-weeks.

17.18 Review of the undertaking of general maintenance work at the VC.

Report on File. It was agreed to continue with the practice of using an employee of the Council to undertake minor maintenance works.

17.19 Review of cleaning cover at the VC.

It was agreed that the clerk would source cleaning cover at the VC when the cleaner was on leave.

17.20 Review of Litter Picking cover during the summer.

It was agreed that the clerk would source cover when the litter picker was on leave in the summer.

17.21 Playground Inspection Report

On file.

17.22 Continuation of Playground inspections for 2017/18

It was agreed to continue with monthly and annual playground inspections for the time being.

Actions: The clerk will write a report on statutory inspection requirements and present at the June FPMC meeting where the committee will decide upon a course of action based upon statutory duty, risk and insurance.

17.23 Planning Applications

17.23.1 2 Nether Court. Farnsfield. 17/00804/FUL

The committee resolved unanimously to accept this application.

17.23.2 Penn Cottage Quaker Lane. 17/00822/FUL

The committee resolved unanimously to accept this application.

17.23.3 48 houses at Southwell Road 17/00392/RMAM

The committee resolved unanimously to reject this application.

Action. The Clerk will submit the original objection reflecting the fact that the resolution was carried by Council and that this committee endorses that.

17.23.4 Planning Appeal field ref 8993 Mansfield Road 16/01575/OUTM Appeal Ref. APP/B3030/W/17/3169436

Action: The working group will prepare a submission before 1st June. Cllr. Waterfield will action the Barrister.

17.24 Planning Decisions

17.24.1 17/00360/FUL Previous Ref: PP-05846318. Ramzak. Brickyard Lane. Farnsfield. Permission Granted.

**17.24.2 17/00714/TWCA Tree works at Tehidy House. Main Street Farnsfield.
Permission Granted**

17.25 NSDC Planning Committee. 9th May 2017.

Cllr. Selby closed meeting 7.55pm.



FARNFIELD PARISH COUNCIL

Approved Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 14th June 2017 in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Present: Cllrs. Hamilton, Clarke, Wright, Woods, McDowall, Healy, Rachel Waterfield, Keith Rodgers
30 members of the public were also in attendance

Cllr. Hamilton opened the meeting at 7pm

17.26 Apologies for absence

Cllr. Selby, Mrs. Frost

17.27 Declarations of interest

Cllr. Woods interest in agenda item 17.29.2

Cllr. suspended standing orders at 7,01 pm

17.28 Public open session

Keith Rodgers. Managing Director of Guy Taylor associates Architect responsible for the development presented development plans for Old Manor Farm Site 17/00919/FUL.

Di Rolfe presented her statement on behalf of a group of local residents. She has requested a private meeting with FPC to discuss this document prior to the full PCM in June meeting

Action: Meeting arranged for Tuesday 20th June at 7pm in the library

Stella Cusick criticized the design and access statement.

Rosie Molyneux shares a party wall with the old barn and stated that her cellar and cottage will be affected by her development

David Roffe stated that no consideration has been made for the road user under the highway act. Access is insufficient.

Rachel Beamish stated that she believed it to be poor use of land to only build 8 dwellings and that Farnsfield Village is about conservation and should remain so.

Richard Buck stated that the footpath used by public, the trees are part of the local community.

Siouxie Welt-Fisher stated that she and her family had lived in the community for 36 years. She has tried her utmost to help maintain the heritage of Farnsfield and improve the amenities in the village by negotiating these plans for the site which she believes to be sympathetic to the surroundings.

Keith Rodgers correspondence following the meeting is attached.

The remainder of the meeting was carried forward to the June 27th PCM

17.29 Planning Applications

17.29.1 Proposed residential development of eight bungalows for the over 55's, and the conversion of rear barn in to a dwelling, including a small single-story extension.

Old Manor Farm Main Street Farnsfield NG22 8EA. 17/00919/FUL. Target date for decision. 17th July 2017

17.29.2 Replacement dwelling and detached oak frame garage. The Old Orchard, Southwell Road, Farnsfield, Nottinghamshire. 17/00848. Target date for decision 10th July 2017

17.29.3 Householder application for rear extension and roof alterations. Bay window to front elevation with pitched roof over. 9 Branston Avenue Farnsfield. NG228JZ. 17/00888/FUL. Target date for decision 14th July 2017

17.29.5 Miller Homes Ltd have submitted a reserved matters application pursuant to Outline Planning Permission Ref. No. 14/01576/OUTM for 60 dwellings at the above site. The application was formally submitted to Newark and Sherwood DC.

17.30 Matters arising from the approved minutes of May 2017

17.31 Actions from the minutes of May 2017

17.32. The Continuation of Playground Inspections for 2017-18 based on statutory duty, risk and insurance.

17.33 Planning Decisions

17.33.1 fell 1 conifer tree and reduce height of hawthorn tree to just below fence height. Long Acre, Main Street Farnsfield. 17/00785/TWCA.....No Objections.

Cllr. Hamilton Closed the meeting at 8pm



FARNSFIELD PARISH COUNCIL

Approved Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council to be held at 7pm on Wednesday 12th July in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Present: Cllrs. Woods, Clarke, Selby, Wright, Stafford, Waterfield, Mrs Frost, Rachel Waterfield (clerk)

4 members of the public were also in attendance

Cllr. Selby opened the meeting at 7pm

17.34 Apologies for absence

Apologies were received and accepted from Cllr. Hamilton.

17.35 Declarations of interest

None

Cllr. Selby suspended standing orders at 7.02pm.

17.36 Public open session

Simon Smithurst and Robert Musson asked the FPM Committee to consider upgrading the football pitch as it is in a poor state.

Action: The Clerk will meet with Mr. Smithurst and Mr. Musson and prepare a report for the July PCM.

Cllr. Selby reinstated standing orders at 7.14pm.

17.37 Appointment of a working party to consider the parking on Main Street.

The FM Committee resolved unanimously to appoint Cllrs. Selby, Wright, Woods and Mrs. Frost to a Working Party to consider review parking in Farnsfield

Action: The clerk will arrange from a representative from NCC to meet with the Working Party.

17.38 Correspondence from Jennifer Paling re. The Acres Recreation Ground and Millennium Woods.

The Correspondence is attached.

Action: The clerk will arrange to have a sign erected stating "NO FIRES or BBQs". She will respond to the letter and ask Mrs. Paling to join the Working Party managing the Millennium Woods project.

Cllr Selby suspended standing orders at 7.30pm

A resident of Carding Close, Carly Wheeldon, spoke on behalf of 5 households on Parfitt Drive and Carding Close. Re the hedgerow adjacent to footpath no. 9.

Another Resident, Catherine Patel also addressed the Committee.

Cllr. Waterfield went on to explain to the Committee that the Land Registry indicated that the hedgerow in question probably belonged to Farnsfield Parish Council but that this was debatable.

Cllr. Selby reinstated standing orders at 7.50pm

17.39 Maintenance of the Hedges and Trees adjacent to foot path no. 9

The FPM Committee resolved unanimously to appoint Cllrs. Waterfield, Healy and Clarke to a Working Party to review the ownership and maintenance of the hedgerow adjacent to Footpath No. 9.

17.40 Acceptance of the draft playgrounds inspection and maintenance policy

The FPM Committee resolved unanimously to accept the Draft Playgrounds Inspection and Maintenance Policy.

Action: The Clerk will post on the Website.

17.41 Playground Inspection Report.

There were no High or medium risks reported.

17.42 Planning Applications

17.42.1 17/01179/FUL Change of use from B1 Offices to A1 shop. The Jubilee Shop/Office, Main Street.

The FPM Committee resolved unanimously to support this planning application

17.42.2 17/01194/FUL Householder applications for retrospective planning permission for Glass Canopy over existing slab bed area outside the patio doors to the lounge and kitchen; garden shed behind the house; garden store/ tool shed at the side of the house and tripe bin tidy at the side of the garage

The FPM Committee resolved unanimously to support this planning application

17.43 Planning Decisions

17/43.1 17/00848/FUL. Erection of dwelling and oak framed garage. The Old Orchard Southwell Road. Farnsfield
Application Permitted.

17.43.2 17/00861/FUL Previous Ref: PP-06046601 Applicant: MR & MRS COUPLAND Agent: TF ARCHITECTURAL SERVICES LTD - MR TIM FLETCHER Proposal: HOUSEHOLDER APPLICATION FOR PROPOSED REAR GROUND FLOOR EXTENSION Site Address: RED ROOFS FAR BACK LANE FARNSFIELD NOTTINGHAMSHIRE NG22 8JX
Application Permitted

17.23.3 17/00822/FUL Applicant: MS LAUREN BELL Agent: JOHN R PERKINS - ARCHITECT LIMITED Proposal: HOUSEHOLDER APPLICATION FOR DEMOLITION OF EXISTING REAR SINGLE STOREY EXTENSION AND ERECTION OF NEW SINGLE STOREY REAR EXTENSION AND CONVERSION OF LOFT TO HABITABLE ROOF WITH INSERTION OF ROOFLIGHTS. Site Address: PENN COTTAGE QUAKER LANE FARNSFIELD NOTTINGHAMSHIRE NG22 8EE
Application Permitted.

Cllr. Selby closed the meeting at 8.00 pm.

FPCM July 2017

Agenda Item: 17.38

Correspondence from Jennifer Paling.....

The Clerk to the Farnsfield Parish Council.

Rachel Waterfield.

Dear Rachel

Would you please be good enough to forward this email on to the Parish Council for consideration.

I walk every day with my dogs through the woods at the bottom end of the Acres. There is always evidence of a 'camp' fire at the site of the bench seat in a clearing in the middle of the woods. The area is always littered with drink cans and bottles, crisps packets and other food packaging. The fire itself is always covered in ash and partially burned wood. This week the fire has been left smouldering with a large branch left burning with another very large branch left ready for the next gathering. This situation is obviously a fire hazard and would lead the subsequent risk of a large fire taking hold when the area is left unattended in this state. The risk is enhanced by the current dry spell that we are having.

May I suggest for the consideration of the Parish Council that the area at the site of the bench is tidied up, re-landscaped and the bench removed. The area needs to lose its attraction for the congregation of people around a camp fire. The bench could be placed if necessary in a more open, visible area where it would not attract the congregation of irresponsible and possibly dangerous members of the Farnsfield community.

The trees need to be thinned and managed in the woods and all the protective sleeves removed from their trunks. The trees at the moment are crowded together and thus are all tall and thin as they are all competing for the canopy. Correct management would improve the overall condition of the woods.

Would you also consider asking the grass mowing contractor to leave an unmown border around the field edges where possible to enable an area for flowers, bees and other insects to thrive.

Thank you for your time and consideration.

Yours sincerely

Jennifer Paling



FARNSFIELD PARISH COUNCIL

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Cllr. Selby opened the meeting at 7pm

Present Cllrs. Selby, Wright, McDowall, Mrs frost, Rachel Waterfield(clerk) and 8 members of the public were in attendance.

17.44 Apologies for absence

Cllr. Stafford, Cllr Healy and Cllr. Woods.

17.45 Declarations of interest

None.

Cllr. Selby suspended standing orders at 7.04 pm

17.46 Public open session

A member of the public complained that vegetation cut from the Old Orchard Plot was being left on FPC owned land adjacent to the boundary.

Action: The Clerk will contact the owner

A member of the public commented that the interactive speed sign attached to the post alongside the Sandholes on Mansfield Road indicated the speed of traffic leaving the village not entering it. Concerns were raised that this was not giving a true picture of the speed of traffic through the village. It was also queried whether the speeds were recorded and the data evaluated.

Action: The Clerk will contact NCC highways and clarify this. She will email the response to Mr. Purcicoe.

A delegation from the residents whose properties adjoin footpath no. 9 requested information as to what decision the working party had come to. The Clerk reported that FPC owned the boundary and were responsible for its maintenance.

Action: The Clerk will arrange a site visit for all councillors and Ed Andrew prior to the October FPMC Meeting.

Cllr. Selby reinstated standing orders at 7.18pm.

17.47 Matters arising from minutes of July 2017

All actions completed.

17.48 Report on Foot Path no. 9

Report attached.

The FPMC resolved unanimously to accept ownership of the boundary of footpath No. 9 with the adjacent properties.

17.49 Clerk's Report

- A summary of the Neighbourhood Plan has been prepared and delivered to all properties in Farnsfield prior to the referendum on September 28th, 2017. Attached.
- The September edition of the Farnsfield Flyer has been published. It is on the website and hard copies are available from the office on request.
- Mike Keating From NCC is coming to discuss parking in the village and village gateway markers on Tuesday 19th September at 11am. There will be a public open session for 10 minutes at 11am followed by a meeting of the working parties involved
Action: The Clerk will inform Richard Guard of the time and date of the meeting
- Virgin Media correspondence:
Action: The Clerk will organise an open meeting where Councillors and residents can discuss any issues relating to the installation of fibreoptic network.
- NSDC Correspondence re. The Old Coop:
The planning enforcement case re. the building has been closed. No action will be taken by NSDC re. its empty status or condition at this time.

17.50 Playground Inspection Reports July and August

Reports are attached

Action: The Clerk will arrange repair of the baby swing cradle at Hadleigh Park.

17.51 Quarterly asset inspection

Cllrs. Selby and McDowall will undertake the quarterly asset inspection and report at the October FPMC Meeting

Action: The Clerk will circulate the proforma and the Councillors will undertake the inspection.

17.52 Planning Applications: (available to view on NSDC Website)

17.52.117/01388/FUL 30 Dayncourt Walk Farnsfield NG22 8DP

The FPMC resolved unanimously to approve this planning application.

17.52.217/01438/ADV The Jubilee Shop Main Street Farnsfield Newark On Trent

The FPMC resolved unanimously to approve this planning application.

17.52.317/01479/FUL Land At Brickyard Lane Farnsfield Nottinghamshire

The FPMC resolved unanimously to approve this planning application.

17.52.417/01517/FUL21 Dayncourt Walk Farnsfield NG22 8DP

The FPMC resolved to approve this planning application with one abstention.

17.52.517/01525/LBC The Grange Main Street Farnsfield Nottinghamshire

The FPMC resolved unanimously to approve this planning application.

17.52.617/3179732 17/00299/OUTM Land Off Mansfield Road Farnsfield Nottinghamshire

The timetable for the appeal is attached.

FPC have requested that a representative from Council be allowed to speak at the Appeal Hearing.

17.53 Planning Decisions: (available to view on NSDC Website)

17.53.117/00392/RMAM Land off Southwell Road. Broadlands

Application Permitted Reserved Matters Major

17.53.217/01030/FUL 5 BROWNS COURT FARNSFIELD NG22 8WN

Application Permitted full planning permission

17.53.317/01055/RMAM LAND OFF THE RIDGEWAY MILLDALE ROAD FARNSFIELD

Application Permitted Reserved Matters Major

17.53.417/01150/FUL ALLAMOOR FARM MANSFIELD ROAD FARNSFIELD

NOTTINGHAMSHIRE NG22

Application Permitted full planning permission

17.53.517/01179/FUL THE JUBILEE SHOPOFFICE MAIN STREET FARNSFIELD NEWARK ON TRENT

NOTTINGHAMSHIRE

Application Permitted full planning permission

17.53.617/01194FUL 12 YATES CROFT FARNSFIELD NG22 8WL

Application Permitted full planning permission

17.53.717/01247FUL 32 ST MICHAELS VIEW FARNSFIELD NOTTINGHAMSHIRE NG22 8WP

Application Permitted full planning permission

17.53.817/01304FUL ARCHWAY HOUSE QUAKER LANE FARNSFIELD NG22 8EE

Application Permitted full planning permission

Cllr. Selby closed the meeting at 8.04pm

Agenda Item 17.48.

Foot Path No. 9. Report

1.0 Preliminaries

- 1.1 This report has been prepared by Councillor Simon Waterfield who is a solicitor specialising in property disputes.

2.0 Background and purpose of Report

- 2.1 This investigation has been prompted by the owners of properties adjoining Footpath 9 (“the residents”) who have raised concerns about the height and general condition of vegetation which is growing between the footpath and fencing -which forms a boundary for the resident’s properties behind the vegetation.
- 2.1 This vegetation follows an ancient hedgerow and I understand, in part at least, is subject to Tree Preservation Orders (“TPO”)¹
- 2.2 The residents position is that if they own it then they will take steps to maintain it but if it belongs to the Council then they would like the Council to takes steps to prune and maintain it.
- 2.3 The land in question would appear to have little monetary or amenity value.
- 2.4 Although irrelevant to the question of ownership the initial maintenance work and ongoing upkeep is likely to be substantial.

3 Ownership

- 2.1 Having carried out searches at the Land Registry it would appear that the Council can prove conclusively that the land belongs to them for the following reasons:
- 2.1.1 Attachment 1 is a Land Registry “snap shot”. The footpath is shown in orange. It can be noted that the boundaries of the properties on the western edge of 10 and 8 Parfitt Drive and 1 Cardings Close all run in a straight line.
- 2.1.2 All the land is registered.
- 2.1.3 All of the residents’ properties were constructed by Wimpey Homes Holdings Limited (“Wimpey”) in circa 1999. The land which the residents’ properties were carved out of (NT34870) was a field forming part of a farm.
- 2.1.4 The boundary to the field is the hedgerow which is the subject matter of this paper.
- 2.1.5 The rule followed by the Land Registry is that the exact boundary line of a property is undetermined. This means that Land Registry plans only indicate the general location of the boundary of the property.
- 2.1.6 The Court has stated that in order to determine the boundary the starting point is to look at the description of the property and then to any plan attached if the

¹ I have not reviewed the TPO

description does not clearly identify the land. The Court will also establish the boundary by looking at physical features.

2.1.7 Accordingly Councillor Waterfield downloaded, as a sample, a copy of 10 Parfitt Drive's title (attachments 2 and 3). Both the title plan and the original transfer [dated 21st December 1999] are very helpful. It can be noted on the title plan that No 10's title is shown marked red and follows a pecked line in front of a solid black line. This suggest that the pecked line is the fence constructed by Wimpey in front (or at the back depending on your position) of the hedgerow. The matter, in Councillors Waterfield's view is then put beyond doubt by reviewing the transfer plan. The transfer plan is an extract taken from the development site plan and is very detailed and to scale showing the hedgerow boundary and the line of the fence. It can be seen that the land transferred to number 10 ended at the fence line and not the hedgerow boundary.

3.0 Conclusion

- 3.1 Given what is said supra Councillor Waterfield is driven to conclude that the Council do own the land up to the fence line and hence are the owners of the hedgerow.
- 3.2 As such the Council have a duty to carry out initial remedial works and introduce a program of maintenance for the hedgerow in consultation with NSDC and the residents.

Simon Waterfield
Solicitor
12 September 2017

Agenda Item 17.49



Dear Householder,

You will by now have received your notification of the Neighbourhood Plan (NP) Referendum on Thursday 28th September. Polling will take place between 7am and 10pm in the Lower Hall of the Village Centre.

If you vote YES to the plan you are allowing Farnsfield residents to have a greater say in the future of Farnsfield

Do We Want Planning Applications decided solely by NSDC? Should Farnsfield Residents have a great say in Farnsfield's future?

Your Yes Vote allows Farnsfield's Voice to be heard, It's Your Village, Your Future, Your Vote Counts. Please contact me with any queries, Rachel Waterfield. Clerk to Council. 01623882884/clerk@farnsfield-pc.uk

I have summarised the NP below:

FNP1: HOUSING DEVELOPMENT WITHIN THE VILLAGE ENVELOPE OF FARNFIELD

Developments within the village envelope of Farnsfield will be supported where:

- They respect the scale and character of the village.
- They respect the amenity of neighbouring properties.
- It can be demonstrated that there would be no adverse impact. having had regard to proposed mitigation and/or improvement measures, on the infrastructure of the village including drainage, health and education facilities, and, wherever possible, seek to deliver necessary improvements.
- It would include measures to maximise the sustainability of development and to encourage biodiversity.

FNP2: INFILL DEVELOPMENT WITHIN THE VILLAGE ENVELOPE

New dwellings on infill plots within the village envelope will be supported where:

- They would have no adverse impact on the amenity of neighbouring properties.
- The access and car parking requirements of the proposal can be appropriately addressed without the potential for adverse impact in the locality.
- It would respect the scale and character of the village (as defined within the Farnsfield Character Appraisal).
- It would include measures to maximise the sustainability of development and to encourage biodiversity.

FNP3: AFFORDABLE HOUSING

Affordable housing will be supported where it is :

- Older people's accommodation, including bungalows;
- Smaller properties (3 bedrooms or fewer); and Starter homes for local people.

FNP4: LOCAL EMPLOYMENT OPPORTUNITIES

Development which includes new employment opportunities, will be supported within the village envelope of Farnsfield, where:

- It is of a scale appropriate for a village location;

- It can be satisfactorily accommodated within the existing highway infrastructure of the village;
- It can be satisfactorily accommodated within the wider infrastructure of the village, including drainage, education, and health in particular, having had regard to proposed mitigation and/or improvement measures;
- It would not adversely impact on the availability of public car parking within the village, and where possible, contributes towards increased public car parking capacity – including through making its facilities available outside of operating hours;
- It is sympathetic to the residential environment of the village;
- It respects the character of the village as defined within the Character Appraisal.

In addition, employment opportunities will be particularly encouraged where they also deliver the following:

- It would provide skilled jobs for local people;
- It would make provision for micro businesses and start-ups; and/or
- It supports new and/or growth sectors.

FNP5: CREATING A THRIVING PARISH

Development will be supported for uses that will contribute to the vitality and viability of Farnsfield through the creation of new opportunities for community, retail, cultural, leisure and tourism, where:

- It is within the Village Envelope;
- It is of a scale appropriate for a village location;
- It can be satisfactorily accommodated within the existing highway infrastructure of the village having had regard to proposed mitigation and/or improvement measures;
- It can be satisfactorily accommodated within the wider infrastructure of the village, having had regard to proposed mitigation and/or improvement measures, including drainage, education and health in particular;
- It would not adversely impact on the availability of public car parking within the village and wherever possible seek to make improvements;
- Is sympathetic to the residential environment of the village;
- Respects the character of the village as defined within the Farnsfield Character Appraisal.

Outside of the Village Envelope, uses will be supported that contribute to tourism and rural diversification, where they are in accordance with the wider policies of the Neighbourhood Plan, in particular FNP8.

FNP6: OTHER USES ON EMPLOYMENT SITES

Where it has been demonstrated that employment sites are no longer suitable for traditional employment uses development will be encouraged for other employment generating uses

In addition, where it is demonstrated that there is insufficient land within the village envelope to meet the needs for older persons care at any given time, consideration will be given to the development of sites that are located immediately adjacent to the village envelope and which meet the requirements of the Development Plan in all other respects.

FNP7: THE QUALITY OF DEVELOPMENT

New development within Farnsfield should demonstrate how it has taken into account the character of the village in its design approach, specifically in relation to:

- Scale, Materials, Density, Landscape and Designing out crime

FNP8: LANDSCAPE

Development proposals

- Include an appropriate and proportionate landscape strategy which provides information about the timing and implementation of that strategy; and
- Make use of locally appropriate species (as identified within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document).

FNP9: ACCESS TO THE COUNTRYSIDE

Developments should:

- Maximise site specific opportunities to enable or improve access to the countryside for recreational purposes;
- Ensure that wherever possible, connections into the existing footpath network are provided;
- Consider opportunities to improve signage and information about local footpath networks and routes; and
- Maximise opportunities to link to the wider Green
- Infrastructure Networks of the District.

FNP10: COMMUNITY FACILITIES

The Parish Council shall continue to maintain an up to date record of priorities for local facilities.

Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm what these local priorities are, to ensure that where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.

The current list of local priorities for community facilities is provided within the Farnsfield Parish Council Strategy.

Agenda Item 17.50

Play Equipment Inspections



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Week commencing date

17/07/2017

Statement

By signing this inspection sheet I confirm that I have inspected the relevant play areas in line with my RPII training and the approved inspection procedure

Signed

Nick Eason

Play Areas to be checked once a month

Site	Location	Date	Time	By	Defect Y/N
1	Parfitt Drive Play Area / The Acres	20/07/2017	9:05am	NE	
	Gate				N
	Fencing:				N
	Sign:				N
	Bench:				N
	Litter Bins:				N
	Swings: 1 Bay 2 Flat seats				N
	Multi Play unit: some missing bolt caps				Y
	Rotor Play – Cone Climber:				N
	Swings 1 Bay Cradle Seats: some damage to one seat				Y
	Sprung Elephant: Good				N
	Sprung Horse: Has been removed				N
	Spring see saw:				N
	Adventure Trail:				N
	Sign outside the Play Area				N
	General surface grass and matting under equipment				N

COMMENTS: All defects are low risk at this time.



Play Equipment Inspections

Week commencing date

17/07/2017

Statement

By signing this inspection sheet I confirm that I have inspected the relevant play areas in line with my RPII training and the approved inspection procedure

Signed

Nick Eason

Play Areas to be checked once a month

Site	Location	Date	Time	By	Defect Y/N
2	Lady Goodwin Play Area	20/07/2017	9:20 am	NE	
	Outdoor Adult Fitness				N
	Gate:				N
	Fence:				N
	Surface:				N
	Benches.				N
	Litter Bins:				N
	Proludic Leg Press:				N
	Outdoor Fitness cycle X 2:				N
	MUGA Tennis :				N
	All Weather surface				N
	Swings 2 Bay 2 Flat seats 1 Basket:				N
	SMP Climbing Frame:				N
	SMP Multi Unit Junior:				N
	Posts:				N
	Rotor Play Roundabout:				N
	Sprung See-Saw:				N
	SMP 1 Bay Swings 2 Cradle				N
	Wicksteed Multi Play Junior:				N

Play Equipment Inspections



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Week commencing date

14/08/2017

Statement

By signing this inspection sheet I confirm that I have inspected the relevant play areas in line with my RPII training and the approved inspection procedure

Signed

Nick Eason

Play Areas to be checked once a month

Site	Location	Date	Time	By	Defect Y/N
1	Parfitt Drive Play Area / The Acres	16/08/2017	8:40am	NE	
	Gate				N
	Fencing:				N
	Sign:				N
	Bench:				N
	Litter Bins:				N
	Swings: 1 Bay 2 Flat seats Damage to one rubber seat				Y
	Multi Play unit: some missing bolt caps				Y
	Rotor Play – Cone Climber:				N
	Swings 1 Bay Cradle Seats: some damage to one seat				Y
	Sprung Elephant: Good				N
	Sprung Horse: Has been removed				N
	Spring see saw:				N
	Adventure Trail:				N
	Sign outside the Play Area				N
	General surface grass and matting under equipment				N

COMMENTS: All defects are low risk at this time.



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Play Equipment Inspections

Week commencing date

14/08/2017

Statement

By signing this inspection sheet I confirm that I have inspected the relevant play areas in line with my RPII training and the approved inspection procedure

Signed

Nick Eason

Play Areas to be checked once a month

Site	Location	Date	Time	By	Defect Y/N
2	Lady Goodwin Play Area	16/08/2017	8:55 am	NE	
	Outdoor Adult Fitness				N
	Gate:				N
	Fence:				N
	Surface:				N
	Benches.				N
	Litter Bins:				N
	Proludic Leg Press:				N
	Outdoor Fitness cycle X 2:				N
	MUGA Tennis :				N
	All Weather surface				N
	Swings 2 Bay 2 Flat seats 1 Basket:				N
	SMP Climbing Frame:				N
	SMP Multi Unit Junior:				N
	Posts:				N
	Rotor Play Roundabout:				N
	Sprung See-Saw:				N
	SMP 1 Bay Swings 2 Cradle				N
	Wicksteed Multi Play Junior:				N



FARNSFIELD PARISH COUNCIL

**Approved Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council
held at 7pm on Wednesday 11th October in the library, the Village Centre. New Hill. Farnsfield. NG228JN**

Present: Cllrs Selby (chair) Clarke, Wright, Frost, Johnson and Rachel Waterfield (clerk).
4 members of the public

Cllr. Selby opened the meeting at 7pm.

17.54 Apologies for absence

Cllrs. McDowall and Stafford.

17.55 Declarations of interest

None

Cllr. Selby suspended standing orders at 7pm.

17.56 Public open session

Clare Reaney of Woodberry Tearooms addressed the meeting. She clarified that her application for an alcohol license and extended opening hours was to facilitate one or two bistro evening events a month. She also wished to be able to serve alcohol.

Concerns over the parking arrangements were brought up from Mr. Stephens and Cllr. Selby.

Ms. Reaney discussed with the committee the possibility of erecting a sign on her premises requesting patrons to park at Hadleigh Park Car Park. This request and a map is on their website, staff will be requested to park there also to free up parking spaces in the Tearoom Carpark.

Ms. Reaney also pointed out that most of the businesses on Main Street did not have designated parking and that their patrons parked on the road.

Derek Purcicoe questioned which names had been proposed for the roads on the new Milldale estate. The Clerk responded that NSDC had requested permission from the estates of the deceased Halifax Bomber Crew before it could use their names as suggested by the Council. Mr. Purcicoe confirmed that he would liaise with the British Legion and the Clerk regarding this matter.

Mr. Purcicoe also commented that the grass cutting adjacent to footpath no. 9 was not to a satisfactory standard. The Clerk will follow up on this matter.

Cllr. Selby reinstated standing orders at: 7.19pm.

17.57 Actions from the minutes of 13th September 2017

A meeting with councillors and residents from properties adjoining footpath no. 9 will not take place as minuted. A letter has been sent out to residents and they have been asked to request a meeting after the initial works have been carried out if required.

17.58 Neighbourhood Plan referendum result.

The notice is attached.

Cllr. Johnson proposed a resolution that a working party be set up to create a draft FPC Generic planning policy document.

This resolution was carried unanimously.

It was agreed that Cllr. Johnson would lead the working party comprising of herself and Cllrs. Selby, Frost and Wright.

It was also agreed that the clerk would research planning application training for councillors.

17.59 Clerk's Report

17.59.1 Suggested road names for the Milldale Development

Council has suggested to NSDC that four of the names of the crew of the Halifax Bomber could be used. NSDC responded that the estates of the deceased servicemen must give prior approval before their names can be used.

Action: the clerk is endeavouring to contact the relevant parties.

17.59.2 Farnsfield Christmas Decorations

The Clerk and Cllr. Clarke met with 2 representatives from Via. The process of siting a permanent structure to accommodate a Christmas Tree outside the COOP was discussed. The correspondence and quote are attached.

Action: The Clerk will put this on the agenda for the October PCM

17.60 Playground Inspection Report

No high or medium risk defects were noted. All the low risk defects at Hadleigh Park were in the process of being resolved.

17.61 Asset inspection report

Cllr. Selby presented the Asset Inspection Report.

She identified areas of concern to be the condition of the benches at Hadleigh Park

Action: clerk will review and put in budget for next year

Some of the hedges at the Acres needed trimming.

Action: clerk will discuss with Uyletts

The signage at the Acres is out of date

Action: clerk will arrange for a replacement

The sign at Lady Goodwin's is missing

Action: clerk will arrange for a replacement

There is a discarded toilet behind the football pavilion at the Acres.

Action: clerk will arrange to have it removed

The Kissing gate at Wilsons field needs some remedial works to make it more secure.

Action. Cllr. Clarke will progress this

17.62 Premises License Application from Woodberry Teahouse and Café

The FPM Committee resolved to support this application with one abstention.

17.63 Planning Applications

17.63.1 17/00299/OUTM. App/B3030/W/17/3179732.Land off Mansfield Road. Farnsfield. Outline application for up to 60 dwellings.

The Appeal details are attached.

17.63.2 17/01630/FUL. 14 Yates Croft. Farnsfield. NG228WL

The FPM Committee resolved to support this application with one objection.

17.63.3 17/01681/FUL. 1 Birch Avenue. Farnsfield. NG228LG

The FPM Committee resolved unanimously to support this application

17.63.4 17/01628/FUL. 17 Yates Croft. Farnsfield. NG22 8WL

The FPM Committee resolved unanimously to support this application

17.63.5 17/01580/FUL. 19 Yates Croft. Farnsfield. NG22 8WL

The FPM Committee resolved to support this application with one abstention

17.63.6 17/01811/FUL. Baulker Farm. Farnsfield. NG22 8HP.

The FPM Committee resolved unanimously to support this application

17.64 Planning Decisions

17.64.1 17/01303/FUL. 11 Yates Croft

Application permitted. Full Planning Permission

17.64.2 17/01322/FUL. Orchard House. Tippings Lane. NG22 8EP

Application permitted. Full Planning Permission

Cllr. Selby closed the meeting at 7.58pm.

Date and time of next meeting:

Wednesday 8th November, 7pm. The Library Annex. Farnsfield Village Centre. NG228JN



NEIGHBOURHOOD PLAN REFERENDUM THURSDAY 28 SEPTEMBER 2017

DECLARATION OF RESULT OF POLL

I, A W MUTER being the COUNTING OFFICER at the REFERENDUM on the adoption of a Neighbourhood Plan for **FARNSFIELD** held on THURSDAY 28 SEPTEMBER 2017 do hereby give notice that I have certified the following:

-

The question asked in the Referendum was:

‘Do you want Newark and Sherwood District Council to use the Neighbourhood Plan for Farnsfield to help it decide planning applications in the neighbourhood area?’

The total number of ballot papers counted was	665
The total number of votes cast in favour of YES was	620
The total number of votes cast in favour of NO was	45

The numbers of ballot papers rejected were as follows: -

a) does not bear the official mark	0
b) votes given for both answers	0
c) written or marked by which the voter can be identified	0
d) being unmarked or void for uncertainty	0
TOTAL NUMBER OF REJECTED BALLOT PAPERS	0

Majority	575
Eligible electorate for this referendum	2287
Percentage Turnout (from verification sheet)	29.08%



FARNSFIELD PARISH COUNCIL

Approved minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 8th November in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Present: Cllrs. Selby (chair), Frost, Johnson, Clarke, Wright, Woods and Rachel Waterfield (the Clerk)
1 member of the public was also in attendance.

Cllr. Selby opened the meeting at 7.00pm

17.65 Apologies for absence

Apologies were received and accepted from Cllr. Stafford. (work commitments)

17.66 Declarations of interest

none

Cllr. Selby suspended standing orders at 7.02 pm

17.67 Public open session

A member of the public commented they were concerned that children were vulnerable on the journey to and from school due to the road works taking place. They asked that Council consider providing all pupils attending Farnsfield St Michaels School with a high visibility jacket to wear to and from school. Councillors felt that this was not appropriate.

Action. Clerk will contact NCC to enquire about road safety information/support for children.

Cllr Selby reinstated standing orders at 7.06 pm

17.68 Actions from minutes of 11th October 2017

Cllr. Clarke is continuing to address the issues with the Kissing gate on Wilsons Field

17.69 Voting new councillors on to the committee

The FPMC resolved unanimously to accept Cllrs. Frost and Johnson on to the Committee.

17.70 Playground Inspection Report

On file. No defects of note.

17.71 December asset inspection

Cllrs. Frost and Selby will undertake the December Asset inspection.

17.72 Planning Applications

17.72.1 17/01940/FUL Rainworth Lodge, Blidworth Lane, Rainworth

The FPMC resolved unanimously not to object to this proposal.

17.72.2 17/02020/FUL Avalon. Broomfield Lane. Farnsfield

The FPMC resolved unanimously not to object to this proposal.

17.73 Planning Decisions

17.73.1 17/01438/ADV. Jubilee Office. Mainstreet. Farnsfield

Full Planning Permission

17.73.2 17/01517/FUL. 21 Dayncourt Walk. Farnsfield. NG22 8DP
Full Planning Permission

Cllr. Selby closed the meeting at 7.25pm.



FARNSFIELD PARISH COUNCIL

Agreed Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 6th December in the library at the Village centre. New Hill. Farnsfield. NG228JN

Cllr. Selby opened the meeting at 7.00pm

Present: Cllrs. Selby, Clarke, McDowall, Wright, Frost, Johnson, Woods and Rachel Waterfield (clerk)
13 members of the public were in attendance for part of the meeting

17.74 Apologies for absence

Apologies were received and accepted from Cllr. Stafford (work commitments).

17.75 Declarations of interest

None

Cllr. Selby suspended standing orders at 7.01pm

17.76 Public open session

A member of the public questioned why a planning application for council owned trees on footpath no. 9 had been submitted to NSDC with her address on it. This matter was referred to Cllr. Healy.

A number of residents requested a meeting with Council to discuss the planning application re. Old Manor Farm prior to the PCM on December 19th.

They also requested that the Clerk request an extension to the consultation date of 20th December stated by NSDC.

Cllr Woods suggested that the residents request this as would Council.

Action: The clerk will arrange a meeting with council and residents and request for an extension to the consultation deadline.

Cllr. Selby reinstated standing orders at reinstated standing orders at 7.16 pm

17.77 Clerks Report

The clerk reported to the committee the situation regarding the booking and cleaning at the VC. She informed the committee that workload would not allow the facilitation of ad hoc bookings until a replacement booking clerk was in post.

17.78 Playground Inspection Report

On file.

No remedial works required.

The clerk will reset lights at MUGA

17.79 FPC Asset inspection report

On file

Cllrs. Frost and Selby reported some graffiti at Wilsons Field and noted that the condition of the kissing gate was under review by Cllr. Clarke.

The replacement sign at Lady Goodwin's was still outstanding
 The grass at the play area of Hadleigh Park needs an extra cut.
 The Mole situation at the Acres needs addressing.
 The seat adjacent to Millennium Woods is in need of cleaning.

Next inspection due in February 2018.

17.80 Report from the Planning Policy Working Party.

Attached.

Cllr Johnson presented the report.

Planning training available for councillors on Monday 22nd January 2018 at 2pm. Cllrs. Will inform Clerk if they wish to attend.

Cllr. woods stated that following the Mansfield Road Planning appeal hearing he would ask Roger Blaney to meet with council to advise how the NP could be adapted for its review in 2018.

17.81 FPMC to consider the feasibility of connecting the facilities: Hadleigh swing Park, Hadleigh YPSF, The Community Garden and Wetlands Project and Millennium Woods.

Cllr. Healy suggested that Councillors should consider the larger project of connecting and developing Hadleigh park, the wetland and community garden project, Millennium woods and the access to the area as informed by the Neighbourhood Plan. Councillors were asked to forward her their suggestions prior to 19/12/27.

Cllr. Woods suggested that this should be informed by the NP and Strategic plan which will need to be reviewed for 2018/19.

17.82 FPMC to consider Cllr. Clark's recommendations for the remedial works to the Kissing Gate on Wilson's Field.

Attached.

Action: Clerk will contact NSDC re the procedure for a temporary closure of the gate until works are completed.

17.83 Planning Applications

17.83.1 17/02118/FUL White Post Farm Buildings and Greenhouses. Mansfield Road. Farnsfield.

The committee resolved unanimously that there were no objections to this application

17.83.2 17/02042/FUL Land to East of Select Caravans. Rob Lane. Old Rufford Road

The committee resolved that there were concerns regarding changing the use of arable land to commercial associated with this application. One member of the committee abstained.

17.83.3 17/02073/FUL. Sweet Briar Cottage. Broomfield Lane. Farnsfield.

The committee resolved that there were no objections to this application with one abstention

17.84 Planning Decisions

17.84.1 17/01630/FUL.14 Yates Croft. Farnsfield

Full planning permission

Full planning permission

17.84.2 17/01681/FUL. 1 Birch Avenue. Farnsfield

Full planning permission

**17.84.3 17/01518/FUL. Hall Farm Bungalow
Full planning permission.**

**17.84.4 17/01788/FUL Prev ref PP-06389879. Brambles Coffee Shop
Full planning permission**

**17.84.5 17/01811/FUL Prev. ref PP-064368. Baulker Farm
Full planning permission**

Cllr. Selby closed the meeting at 8.15pm

Appendix

PMC Meeting. Dec. 2017

Agenda Item:17.80

Planning Policy Working Party Report

Ron, Linda, Jenny and Jackie met in the VC lower hall on Monday 13th November.

We discussed what to include in the planning policy.

FPC planning policy is defined in the Neighbourhood Plan which must be considered by the planing authority when determining planning applications. We will look at how to reference this in a statement of planning policy and whether to include a summary from the Neighbourhood Plan as part of the policy statement.

We acknowledged that comments and objections should be based on material considerations and we will look at how best to explain what this means in the policy statement, to make it easier for us to consider planning applications.

We talked about backland development and how to include this in the planning policy. Jackie will check what N&SDC's policy is.

Jackie will look at planning policies from other councils to see if there is anything else we should be considering and draft some suggestions for discussion at the next meeting which will be in the New Year.

Cllr. Johnson

27/11/2017

Agenda item 17.82

FPMC Meeting December 2017

Kissing Gate, Wilson's Field

Having visited the kissing gate a few times over the weekend i am going to advise that we remove up to 15-20 foot of the hedge and replace with a fence that is set back before the hedge line. Then we need to attach the kissing gate to it and then there should be room to put up a barrier at the side of the road to make pedestrians stop before crossing. We also need to make sure that there are reflectors on the fence and barrier. i would also like to ask for children's play area signs to be put up. We have asked Notts County Council before, but so far no joy.

Cllr. Clarke

27/11/2017



FARNSFIELD PARISH COUNCIL

Approved minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 10th January 2018 in the library, the Village centre. New Hill. Farnsfield. NG228JN

Present: Cllrs. Clarke (acting chair), Frost, Johnson, McDowall, Wright, Rachel Waterfield (clerk)
6 members of the public and Cllr. Healy were also in attendance.

Cllr. Clarke opened the meeting at 7.00pm

18.85 Apologies for absence

Apologies were received and accepted from Cllrs. Woods (work commitment) and Selby (illness)

18.86 Declarations of interest

None

Cllr. Clarke suspended standing orders at 7.01pm

18.87 Public open session

6 Members of the public attended to reaffirm their previous objections to the amended Old Manor Farm Planning Application

A member of public made a submission re. the amended planning application which is on file.

Cllr. Clarke reinstated standing orders at 7.12pm

18.88 Committee to discuss the feasibility of maintaining the football facilities at the Acres Recreation Ground and make a recommendation for the PCM to discuss on Tuesday 23rd January.

Report Attached.

The committee discussed cost of maintaining the facilities at the acres and the usage and income which it generates. It was agreed that Cllrs. Wright and McDowall would meet with Robbie Musson within the next four weeks with the intention of establishing a plan for the use of the facilities. This will be presented to the next Facilities and Planning Committee Meeting in February 2017.

18.89 Clerk's Report

Minutes of the December 2017 FPMC meeting. On File.

Footpath No. 7. Email from Matt Duckworth attached.

Action: The Clerk will arrange to have the kissing gate removed and the gap closed

The clerk asked for a volunteer to work on the new library lease with NCC. Cllr Clarke agreed.

18.90 Playground Inspection Report

On File

Action: Cllr. Healy will clear the leaves on the paths at Lady Goodwin's Park.

18.91 Planning Applications

18.91.1 17/02135/FUL Old Manor Farm, Main Street. Farnsfield.
Comments required by 25th January 2018.

The committee referred the decision the PCM on 23rd Jan 2017 with the recommendation that council object to the planning application on the same grounds as before as the amendments are insignificant

18.92 Planning Decisions

18.92.1 17/02042/FUL. Land to the East of Select Caravans. Rob Lane. Old Rufford Road.
Application refused full planning permission

18.92.2 17/02001/FUL. 30 Dayncourt Walk. Farnsfield. NG22 8DP
Application permitted full planning permission

Cllr. Clarke closed the meeting at: 7.55 pm

Review of the provision of Football Facilities at the Acres Recreation Ground

PCM 10th Jan 2018
Agenda Item 4 18.88

Cost of providing football facilities at the Acres:

Mole Control. £90 PCM. Initial cost of approx. £260 to get under control

Pitch Marking, £525 per annum

Pavillion Electricity: £375.00 Per annum

Pavillion water: £50

Legionella Testing £15 PCM Per Annum

Total Approx.

£1000, mole control

£ 525 Pitch Marking

£375 Electricity

£50 Water

£180 Legionella

Plus boiler servicing and stat fire and electrical safety inspections.

£2130 plus stat. inspections

2016/17 Income from hire of the pitch and pavilion:

£380 Pitch and Pavilion Hire

£500. Donation from John and Nellie Brown Trust

£880.00

Football provision cost FPC £1,250 in 2016/17

To date in 2017/18 FPC has received no income from pitch and or pavilion hire.

Estimated costs for 2017/18 are £2390

Rachel Waterfield. 9/1/2018

18.89 Clerk's Report

Footpath No. 7. Email from Matt Duckworth attached.

Hi Rachel

My apologies for the delay in replying to your enquiry.

The legally recorded route of the public footpath is through the wooden gate at the side of the main access to the field. It is marked with a black dashed line on the plan below:

I think that the location that you are referring to is the kissing gate further towards the cricket field, as shown in the google street view image below (although I understand that the wooden gate has been replaced with a metal one?)

If my assumptions are correct then the County Council, as Highway Authority, has no jurisdiction over the access that you wish to restrict. I assume that the Parish Council are custodians of the open space and on that basis, can determine where they provide access points that are appropriate for local use.

If I have assumed incorrectly and you wish to restrict access at the point demonstrated on the google street view image below then please come back to me and I will advise further:

Kind regards

Matt

PS, if you have any future enquiries relating to Public Rights of Way then please feel free to email me directly.

Matt Duckworth

Area Rights of Way Officer, North West area

Environmental Management and Design Team

Via East Midlands Ltd

working in partnership with Nottinghamshire County Council

Tel: 0115 804 0120 | Int 40120

matt.duckworth@viaem.co.uk | www.viaem.co.uk

Head Office: Bilsthorpe Highways Depot, Bilsthorpe Business Park, Eakring Road, Bilsthorpe, Newark NG22 8ST



FARNSFIELD PARISH COUNCIL

Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 7pm on Wednesday 14th February in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Cllr. Selby opened the meeting at:7.15pm

Present: Cllrs. Selby(Chair), Frost, Johnson, Clarke, and Rachel Waterfield (clerk). Cllrs. Healy and Waterfield and 3 members of the public were also in attendance

18.93 Apologies for absence

Apologies received and accepted from Cllrs. Woods and McDowall due to work commitments.

18.94 Declarations of interest

Cllr. Johnson registered a non-pecuniary interest in the Tennis club. She has a dispensation for this interest.

Cllr. Selby suspended standing orders at 7.17pm

18.95 Public open session

A member of the public voiced her concern over the traffic situation on main street. She considers that drivers are becoming exasperated and consequently driving without due care for other road users. She nearly had her wing mirror broken off recently.

Another member of the public stated that he felt the footpaths on the narrow section of Mainstreet outside Elford Cottage were inadequate. He suggests a traffic chicane would alleviate this problem.

A member of the public also identified the corner outside the ironing shop as a hazard and suggested that a post on that corner would be beneficial.

Concern was also voiced over traffic coming the wrong way down Chapel Lane one way system and the committee were asked if something could be done about this, possibly partially block one end of Chapel Lane.

Cllr. Selby reinstated standing orders at 7.35pm

18.96 Committee to consider the Village Centre hire terms and conditions and hire charges

These were discussed following an open meeting with VC users.

Action: Cllr. McDowall and the clerk will review.

Cllr. Selby suspended standing orders at 7.51pm

The heating at the Village Centre was discussed. Groups had complained about the rooms being cold.

Action: The clerk will alter the thermostats

Cllr. Selby reinstated standing orders at 7.53 pm

18.97 Clerk's Report: Attached

Cllrs. Johnson and Selby will undertake the Asset Inspection

18.98 Report on the use of the Football Facilities

Not Available.

Item to be taken forward to the March meeting

18.99 Planning Applications

18.99.1 17 Trail View, Farnsfield. 18/00195/FUL

The Committee resolved not to oppose the application

18.99.2 Item covered in minute 18.100.1

18.99.3 Cobourg. Southwell Road. Farnsfield 18/00299/FUL

The Committee resolved not to oppose the application

18.99.4 27 Browns Court. Farnsfield. 18/00288/FUL

The Committee resolved not to oppose the application

18.100 Planning Decisions

18.100.1 Old Manor Farm. Main Street. Farnsfield 17/02135/FUL **Previous Ref:** PP-06538060

Planning Permission Refused

Cllr. Selby closed the meeting at 8.15pm

Date and Time of next meeting:

7pm Tuesday March 14th. The Library Farnsfield.

Appendix

PMC Clerk's Report.

February 2018

Agenda Item 18.97.

18.97.1. Playground Inspection Report. No medium or high-risk defects found. (report on file)

18.97.2 Road Traffic Incident on Main Street. A member of the public was hit by the wing mirror of an HGV on Mainstreet between Elford Cottage and 'Bramley and White' .

A second member of the public has contacted the Council reporting a similar incident which occurred some time ago.

Action: Nottinghamshire County Council Highways have been informed as has Mark Spencer MP and Cllr. Bruce Loughton. The individuals involved have reported the incidents to the police. Cllr. Loughton is arranging a meeting with Highways to discuss this and FPC have requested to be present. Mark Spencer has also responded that he is very concerned and will discuss this issue with Highways.

18.97.3 Update on the review of the bowls and tennis sites and accessible car parking

Cllr. Woods has reported that the architect is in the process of producing a draft site plan.

18.97.4 Update on the Village Centre Renovation and improvement Project

Cllr. Woods has reported that the third quote for the roof is being processes. Three quotes for the security improvements have been received

NB. The revised Projects/Strategic Plan will be brought to the March PCM.

18.97.5 Asset inspection report

2 Committee Members are required to undertake an inspection of FPC assets and report back to the March FPMC Meeting

18.97.6 Kissing Gate and Farnsfield Sign

The Kissing Gate has been removed and is in storage in the under croft. The missing Farnsfield sign on Cockett Lane has been replaced

18.97.7 Update on the Library Lease

The Clerk, Cllrs. Clarke and Waterfield are meeting with Inspire to take this forward.



FARNSFIELD PARISH COUNCIL

Minutes of a meeting of the Facilities and Planning Management Committee of Farnsfield Parish Council held at 6pm on Wednesday 14th March in the library annex of the Village centre. New Hill. Farnsfield. NG228JN

Cllr. Selby opened the meeting at 6pm

Present: Cllrs. Selby, (chair), Woods, Frost, Waterfield, Johnson, McDowall, Wright, Clarke and Rachel Waterfield(clerk) .7 members of the public were in attendance.

18.101 Apologies for absence

Apologies were received and accepted from Cllr. Healy. (Out of the country)

18.102 Declarations of interest

None

18.103 The Committee resolved unanimously to treat item 12. 18.111.as a confidential item and strike item 13.18.112 from the agenda

Cllr. Selby suspended standing orders at 6.01pm

18.104Public open session

A delegation of three members of Farnsfield Villa attended the meeting to discuss the future arrangements for the provision of football facilities by the Parish Council at the Acres recreation ground. Discussion followed where the mole management, white lining and pitch/pavilion fees were discussed. The measures which Farnsfield Villa management planned to take in order to promote the team were also discussed. Cllr Johnson agreed to be the ongoing Council Football liaison point of contact.

A member of the public asked whether the due diligence had been undertaken re. Freestyle. The clerk responded that this would be discussed as part of agenda item 12.18.111. The member of the public also asked whether the drainage survey had been undertaken. This has not been done to date.

A resident local to footpath no. (asked that the footpath working party meet with her and fellow residents to discuss the work which had been undertaken to date and the work which still needed to be done. She voiced disappointment that she considered little progress to have been made on this matter

Action: Cllr. Selby agreed to discuss this matter with Cllr. Healy when she returned from her holiday with a view to arranging a meeting on site.

Cllr. Selby reinstated standing orders at 6.20pm

18. 105 Clerk's Report

Attached.

Actions:

- It was agreed that the clerk would purchase 7 HD907-11Q Freestanding Oil-Filled Radiators. 2500w at £47.99 per item to provide a heating backup at the Village Centre
- The clerk will seek quotes for replacement fan heaters in the upper, lower and scout halls.
- Council will continue with AS Pest Control Mole maintenance contract. Cllr Johnson will seek a cheaper alternative.
- The clerk will present clarification at the next FPMC Meeting that AS Pest Control are not charging Council for work done at Edingley Cricket Ground.

18. 106 Committee to discuss and agree Council response to the NCC Public Rights of Way Plan 2018-2026 Consultation, due by 12 April 2018.

Report from Cllr. Johnson attached.

It was agreed that councillor Johnson would submit her response following a review of any comments she received from members of the committee.

18.107 Asset inspection report

On file.

Action: The clerk will ask Marc Hazard to prepare a quote for cutting back the trees around the carpark at Hadleigh Park Open Space. If the quote is below £250 the clerk will proceed.

18.108 report on the use of the football facilities

Action: It was agreed that Cllr Johnson would proceed this project identifying a plan for the football club to show how they are going to move forward and their expectations.

18.109 Planning Applications

18.109.1 18/00288/FUL. 27 Browns Court. Farnsfield

The Committee resolved unanimously to object to this application on the grounds that the Conservatory is too large. It would expect there to be a Neighbour Consultation Scheme and object as it is too large in relation to the existing bungalow and, with the shed, to the size of the garden which is already small. It would recommend reducing the size to no more than 3 metres out from the rear.

18.109.2 18/00371/FUL. Field ref.717. Allesford Lane. Edingley
The committee resolved unanimously not to object to this application.

18.109.3 18/00449/FUL. Danetre. Crab Nook Lane. Farnsfield
The committee resolved unanimously not to object to this application.

18.109.4 18/00398/FUL. 16 Trail View. Farnsfield
The committee resolved unanimously not to object to this application.

18.109.5 18/00522/LBC, The Grange. Main Street. Nottingham
The committee resolved unanimously not to object to this application.

18.109.6 18/00465/FUL 9 Milldale Road
The committee resolved unanimously not to object to this application.

18.110 Planning Decisions

18.110.1 17/02073/FUL Sweet Briar Cottage. Broomfield Lane.
Application Permitted Full Planning Application

18.110.2 18/00113/FUL. Saddlers Cottage. Blidworth Road
Application Permitted Full Planning Permission

Cllr. Selby suspended standing orders at 7.05 pm

A member of the public requested that Council consider his request for a community minibus and discussions with Bob Russo regarding the community Payback Scheme.

Cllr. Selby reinstated standing orders at 7.06 pm

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media were excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted

Cllr. Selby asked members of the public to leave at 7.06 pm

12. 18.111. Skatepark Working Party Report.

Cllr Waterfield summarized the background of the negotiations with Freestyle.

The Committee resolved unanimously to send a letter, as discussed, to Freestyle ahead of a report being taken to Full Council on 27th March 2018 asking it to review its relationship with Freestyle.

Cllr. Selby closed the meeting at 7.50pm

Next Meeting. Wednesday 11th April. 7pm The Library

Appendix 1

Clerks Report.
14th March 2018 FPMCM
Agenda item 18.104

- **Extract from Feb. minutes: 18.96 Committee to consider the Village Centre hire terms and conditions and hire charges**

Clerk will contact Councillor McDowall to see if he will.

I have been unable to contact Cllr. McDowall to date.

- The VC heating has undergone a service. The heating broke down once again on Friday March 2nd where dance classes had to be cancelled over the weekend. The clerk has purchased oil filled radiators to act as a backup when the heating system malfunctions in the future. The electric powered fan heaters in the upper and lower hall are malfunctioning due to age. The Electrician and plumber have suggested replacing them.

- Moles at the Acres

The paper which I presented at the PCM on 10th Jan 2018 stated mole control of £90 per month and an approximate figure of £260 to get them under control.

As the correspondence outlines the initial control of the moles has been lengthier than anticipated. A number of the mole hills which Andrew has accessed have been fortresses which are breeding locations and require repeat visits to catch all the moles using them. This resulted in an **additional £235** to the £180 cost for January and February and the initial £260 estimated initial costs.

The total to date is £675 as opposed to the estimated cost of £440.

Considering the poor service which we received from the two previous mole controllers I believe this to be good value. The service from the two previous providers has been sporadic and resulted in football matches being cancelled on the day due to mole hills on the pitch and fines incurred by the football team.

Andrew anticipates the on-going costs to be £90 per month from this point forward.

This firm were recommended to me by NSDC and the only firm I could find with British Pest Control Accreditation to authenticate their credentials

Agenda item 18.106 Appendix 2

Firstly the ROW plan provides the context for future management & maintenance of Nottinghamshire's rights of way, a network of 4,000 public footpaths, bridleways & byways and the consultation finishes on 12th April 2018. The survey questions are summarised below with suggested answers.

I propose that we submit our comments through the on-line survey due by 12th April 2018.

Secondly the Countryside and Rights of Way Act 2000 sets a deadline of 1st January 2026 for applicants to claim rights of way created before 1949 using documentary evidence. This is done using a definitive modification orders (DMMO) to adding unrecorded routes or record higher rights over paths already included in the definitive map and statement.

I suggest that we include in our longer term plan a task to check if we have any undocumented or poorly documented routes in our area. The definitive map is held at County Hall and might not match OS or other information available.

The ROW plan identifies 6 aims below and asks for these to be prioritised, **high**, **medium** or **low**.

Each aim contains a statement of action (SOA) which should also be prioritised.

Aim 1 To protect, maintain & seek to enhance the network for all lawful users Suggest high

SOA1.1: Ensure way marking and signing remains fit for purpose to guarantee that members of the public can lawfully and safely navigate the PROW network.

SOA1.2: Maintain urban and rural paths to ensure the network can be used and enjoyed by all lawful users. We will also continue to manage an annual grass cutting programme and liaise with landowners in facilitating this

SOA1.3: Follow policy and legislation when authorising gates, stiles and other barriers

SOA1.4: Continue to support landowners by providing guidance, information and updates on legislation. We will continue to work with stakeholder organisations such as the NFU and the Countryside Land and Business Association to achieve this.

SOA1.5: Continue to seek to prosecute against persistent offenders who obstruct PROW's. Continue to seek to recover all legal costs in all successful prosecutions and defence of claims against the County Council.

Aim 2. To improve access to the network for all, including those with visual impairment or mobility problems by adopting the principle of the least restrictive option Suggest high

SOA 2.1: Continue to ensure that our work incorporates 'access for all' best practice.

SOA 2.2: Continue to adopt the least restrictive option' in everyday work.

SOA 2.3: Ensure safe and rightful access by removing unauthorised structures.

SOA 2.4: Liaise with partners to identify key gateways to the countryside via car, public transport and active transport.

SOA 2.5: Ensure all of our actions are compliant with the Equality Act (2010)

SOA 2.6: Work with the Local Access Forum. Liaise with all groups who cater for the needs of people with disabilities to ensure the Council does all it can to improve access provision, including where resources allow, publicising barrier free routes and encouraging land-owners to replace approved stiles with kissing gates.

Aim 3. To improve the safety and connectivity of the metalled road network with the rights of way network Suggest high

SOA 3.1: Work closely with Network Rail to ensure compliance with relevant Highways Legislation when improving or removing level crossings. To make sure that alternatives are safe & appropriate.

SOA 3.2: Improve safety by actively seeking out opportunities for light controlled crossings (Toucan and Pegasus) and for improved signage and traffic calming measures. We will also continue to liaise with the Road Safety team to raise driver awareness of all users, particularly cyclists and horse riders.

SOA 3.3: Improve connectivity by identifying suitable roadside verges for improved maintenance with a particular emphasis on linking bridleways. We will also continue to identify potential shared use footways which link key PROW.

Aim 4. To increase awareness of the network and the understanding of the wider benefits arising from its use, such as leading an active and healthy lifestyle, and making a positive contribution to the local economy. Suggest Medium

SOA 4.1: Continue to ensure the Countryside Access section of the Nottinghamshire County Council Website is easy to use, up to date and fit for purpose.

SOA 4.2: Work with Nottinghamshire County Council Corporate Communications team to identify new, innovative and more cost effective marketing opportunities for countryside access. This includes the utilisation of digital and social media platforms.

SOA 4.3: Continue to ensure any new publications are fit for purpose, provide value money & have a neutral environmental impact

SOA 4.4: Produce, when resources allow, PROW guides & information for users & landowners highlighting legislation & responsibilities.

SOA 4.5: Work with the Public Health Directorate in the County Council to promote the PROW network as a vehicle for improving public health outcomes. We will champion the PROW network as a key asset in Nottinghamshire that promotes active travel and healthy lifestyles.

Aim 5. To provide a revised and updated definitive map and statement Suggest Low

SOA 5.1: Continue to review the definitive map and statement

SOA 5.2: Continue to respond to large numbers of DMMO applications and be aware of the likelihood of increased potential applications. The availability of resources to respond to increasing numbers of DMMO applications will be a significant challenge for the Council to meet in the current economic climate.

SOA 5.3: Refine and periodically review prioritisation of DMMOs with particular emphasis on orders which improve connectivity. **SOA 5.4:** Record the legal width of all 'new' paths added to the definitive map

SOA 5.5: Identify and record all definitive map anomalies and make necessary anomaly orders where resources allow

SOA 5.6: Continue to seek opportunities to improve the connectivity of the network through the use of dedications and creations

Aim 6: To enhance and increase community involvement in managing and improving the network, where resources allow. Suggest Medium

SOA 6.1: Continue to support the Farm Partnership Scheme

SOA 6.2: Continue to value and support the work of individual volunteers and volunteer organisations where resources allow.

Also I suggest comment that SOA 2.6 may be incorrect as even kissing gates are quite restrictive and a two-way opening, self-closing gate is the least restrictive option.

Cllr. Johnson 14 March 2018