

Caythorpe Parish Council

Minutes of the meeting held on 3 October 2017 at War Memorial Hall, Caythorpe

Actions

Pre-meeting Presentation by Rippon Homes

Linda Bradley from Rippon Homes gave a presentation to the Parish Council about Rippon Homes' intentions for the Land off Caythorpe Road, Caythorpe.

It was unfortunate that the Parish Council were not expecting her attendance, so although the planning application was on the agenda, the presentation had not been publicised.

She said that originally they were going to build 6 homes but her Board of Directors changed this to 10, but outline planning permission was refused for this due to it being on green belt, being a back garden development and also the number of homes.

Rippon Homes now plan to put in a new outline planning application for 6 homes which will be similar to the three at the front of the plot. Originally they were to be custom built but they are now to be a Rippon Homes development of 6 x 5 bedroomed homes with 2 and 3 garages depending on the size of the plot which are circa half an acre with no one being overlooked. She showed us the two designs (Brailsford and Chestnuts).

Cllr Cons stated that as an individual she would oppose an outline planning application because it could change tremendously, including a large increase in the number of houses built, but she would be less unsupportive of a full planning application for 6 homes. Other councillors echoed this view, and Ms Bradley agreed to suggest that they make a full planning application.

Cllr Duff explained the rationale for the approval of the building of the three existing houses, which was there was originally a farmhouse on the front so one was a simple replacement and the other two were a small development in addition.

Ms Bradley explained that their intention was to build a private, gated estate with electric gates where the residents would be responsible for the roads, sewers and all maintenance through a management company. Councillors asked what the requirements would be for the development to be classed as such, and learning that gates are not necessary, advised a strong feeling that Rippon Homes should not build a gated community within a community, especially given the small size and sociable nature of the village.

She also explained that there was no requirement to build affordable housing if the proposal was for fewer than 10 houses.

A resident said that field had never flooded which prompted a conversation about run off and developments leading to flooding

issue elsewhere. Rippon Homes said their scheme said that any water which runs off would go into the natural water course. This has been agreed by the Environment Agency.

Cllr Cons asked if CIL money has to be paid and Rippon Homes said yes.

Clerk asked if Rippon Homes would be prepared to help the development and the village with ANPR/security and Ms Bradley said this would be open to negotiation, and would be by making a donation to the village. This would be talked about during the planning process or shortly afterwards.

Cllr Duff asked about the build target and was told 16 months.

Cllr Cons stated that in conclusion we would not be supportive of a development of greater than 6 homes, nor of the development having electric gates, nor of any outline planning application, and Ms Bradley confirmed that Rippon Homes would also propose to plant trees and hedges to support wildlife. Cllr Cons then asked about the wildlife schemes which were explained by Rippon Homes such as hedging for hedgehogs, bat boxes and bird boxes plus other measures. Clerk asked if they had ever done Swift Bricks and Rippon Homes said no but they may consider it.

To note, councillors did not commit to support an application to develop this area, merely clarifying what they would feel unable to support. Indeed, as the previous application was turned down due to the site being greenbelt, any future application would potentially have to go to Full Council Committee if it were to have any chance of approval.

17/98 Motion to open the meeting to the members of the public

A member of the public explained that he could not see any problem with 6 beautiful properties there instead of containers, also saying that his neighbour agreed. He also felt that the government may impose more properties on the land so he felt it would be sensible to agree to a development of fewer properties at this stage.

Rippon Homes will send the Parish Council a copy of her report to her Board of Directors and the final outcome.

The member of the public said he thought the feedback at the consultation was positive apart from the fact that the building plots could cause a lot of disruption for a period. He also felt positive about the fact that they are quality homes and that the development was enclosed and could not, therefore, grow in the future.

Cllr Cons asked how many people went to the public consultation

and was told 24, but we were not sure if they were all from the village. Councillors pointed out that the event was not well publicised, gave very little notice, and was held at an inappropriate time when many villagers would be at work. Linda Bradley stated that she would be willing to discuss the matter again. Councillors agreed to contact her shortly to advise whether it was felt that a further consultation would be necessary at this stage.

17/99 Motion to close the meeting to the members of the public and to continue with the rest of the meeting.

Attendance and Declarations

17/94 Attendees Cllr Cons, Cllr Duff, Cllr Boon, Cllr King and Cllr Harbidge plus one resident

17/95 Apologies: Cllr Priestley

17/96 Declarations of interest from members on any item to be discussed: None

17/97 To approve the minutes .

The minutes had been previously circulated to the Councillors.

Resolved that the minutes were correct and approved.

17/98 Motion to re-open the meeting to the members of the public (8.20pm)

Resident asked who Grant Thornton were and the clerk explained that it was our external auditors. We also have an internal auditor both of whom cost the Parish Council no money.

He asked about the Planning Application "Land opposite The Old Volunteer Public House, 61 Caythorpe Road, Caythorpe and was told it was a development of stables.

He asked what strengths the Parish Council have over the Planning Department and was told by DC Roger Jackson that if the Parish Council are not happy with an application and the planners want to give permission under delegated powers then he can call it in to go in front of the planning committee for a decision but you have to have good reason to call it in.

Cllr Duff stated that we look at it on behalf of the village and the impact on the village, the footprint etc.

17/99 Motion to close the meeting to the members of the public and to continue with the rest of the meeting.

Matters arising

17/100 To discuss and decide action regarding defibrillator/first aid training.

The Parish Council feel this should be considered particularly as a resident recently had a serious accident and it took hour for an ambulance to arrive. Councillors felt this demonstrated the need for first aid training.

Cllr Harbidge had looked at some costings from the company who we purchased the AED from and who installed it, who originally gave training as part of the original package, but their quote was £395 plus VAT. Cllr Harbidge has also approached St John's Ambulance, who quoted £100 plus VAT to come out to Caythorpe. Newark's first responders are also to be asked.
the only ongoing debfibrillator costs to the Parish Council are

replacement batteries every 10 years.

Resolved to defer until next meeting.

17.101 To discuss the principal of cost sharing with Bottesford PC with regard to the Clerk's training.

Councillors were concerned that if we entered a formal cost-sharing agreement with Bottesford, a much larger Parish Council with a much higher budget, future issues could arise if Bottesford wanted the clerk to attend a very expensive course or event.

Resolved to agree sharing costs on a case by case basis.

NSDC Update from DC Roger Jackson

17/120 Update from Roger Jackson

1. Grass verges – the formal cutting has been done. In future Parish Councils may be contacted to suggest which areas of verge are th priority for cutting, in an attempt to reduce expenditure.

2. Brackenhill verge –Cllr Boon stated that the area of verge cutting had been extensive and probably unnecessary given the height of the vegetation.

3. With regarding to speeding – speed tubes have been requested but Councillor Jackson cannot confirm whether they will be approved. Lowdham and Thurgaton were provided with interactive signs after having tubeswhich provide the necessary statistics. Cllr Jackson said a decision has to be made on where to put them. Cllr Duff stated that there were three particular places which are when you enter the village, leave the village and the middle of the village.

4. Cllr Boon had asked about the regulations in respect of bales stacked close to residential properties and was advised to ask HSE who will reply within 28 days.

5. Cllr Boon had also asked about the regulations for the removal of travellers and Cllr Harbidge had given him some information.

7. NDSC have moved to Castle House in Newark with a predicted saving of over £400K per year in heating bills.

8. Cllr Harbidge reported that a street light was not working.

17/121 Clearing of footpath from Brackenhill to Cllr Harbidge's property was still waiting to be done.

9. Cllr Duff reported that the railway platform is taking months to do and there have been problems with the automation not working and lots of noise.

Planning Applications

17/108. Pre-Planning Application – Land off Caythorpe Road, Caythorpe – already discussed.

17/109. 17/01680/FUL Land Opposite The Old Volunteer Public House, 61 Caythorpe Road, Caythorpe

Cllr Cons asked why there were not plans from NSDC. Clerk said because she had not been sent any and would try to get some plans. .

Cllrs to do a site visit on Sunday 11.30am and report back.

17/01680/FUL Land Opposite The Old Volunteer Public House, 61 Caythorpe Road, Caythorpe was not included. With the following information added, the minutes were agreed as true and correct proposed by Cllr King, seconded Cllr Duff. All in favour.

Clerk to report street light when given details by SH

Clerk to contact NSDC for plans before Sunday.

Councillors feel strongly that gaps between houses should be cherished open spaces. This is a large development which will have a significant visual impact on that part of the village. The scale appears to be most suitable to commercial use. We have concerns about a large muck heap, especially with regard to its siting by the road. If this is run as a commercial set there is concern about the lack of toilet facilities for the owners of the horses.

In addition, the excessive size of the required concrete base/yard will mean that there is a large area of displaced water in the event of a flood so would suggest that a flood risk assessment is important. We are also extremely concerned about any future development on this Green Belt site.

The proposed site appears to be rather close to the existing hedge line to allow for maintenance which has historically been a problem. Yet we feel that the hedge would be vital to screen the building.

The infrastructure to maintain this stable block is a cause for concern and we feel it could also set a precedent.

The Parish Council feel strongly that if this development is to be considered, it should be sited at the rear of the field alongside the stream rather than by the road, in which case the Parish Council would look at this application favourably. We would also consider an ecological survey important.

17/110. Decisions

None

17/111. Awaiting Decision

None

Upkeep of highways/village facilities

17/102 Traffic speeding through the village

This has already been discussed.

17/103 Current position regarding CCTV/ANPR/other security measures

nothing further at present

17/104 Planting around the village

Nothing further to add except it was suggested that a bonfire was lit on the Village Hall carpark to get rid of the rubbish. David Priestley to be asked if he wanted the rubble.

17/105. Winter Service – Offer of Assistance Via East Midlands Ltd

Parish Council decided to accept the free salt.

17/106. Public Space Protection Orders Consultation run by NSDC

Not applicable to Caythorpe as we do not have any open areas.

17/107 Mediconnect Service Extended until April 2018

This is a free bus which will be lost if it is not used and has been extended to April 2018. The idea of the bus is to enable people to get to the doctors etc, and it proves a useful – if currently limited – service that would benefit from more publicity.

Finances

17/112. Grants

List from NLAC and Greenwood Grant passed to Cllrs Boon and King.

17/113. Balances at 31 July 2017 and at 31 September 2017.

	This month July	Balance left of total	Original Budget
Receipts			
precept	0.00		
donations	0.00		
CCTV	0.00		
Allotments	0.00		
Grants from NSDC	0.00		
HMRC refund	0.00		
Misc	0.00		
Total	£0.00		
Payments			
Subscriptions			
Insurance			
Allotments			
Training			
Staff costs	87.12		
website costs	6.99		
HMRC refund			
Dog bin emptying			
Xmas hamper			
Misc			
stationary	53.97		
Total	£148.08		
BALANCE C/F 1.7.17	4199.55		
plus receipts	0 balance in current a/c	£4,051.47 (includes CIL £710.34 & balance of transparency fund £354.50)	
less expenses	148.08 balance in deposit a/c	£0.00	
Total	4051.47		

	This month September	Balance left of total	Original Budget
Receipts			
precept	1500.00		
donations			
CCTV			
Allotments			
Grants from NSDC			
HMRC refund			
Misc	0.00		
Total	1500.00		
Payments			
Subscriptions			
Insurance			
Allotments			
Training			
Staff costs	207.79		
website costs			
HMRC refund			
Dog bin emptying			
Xmas hamper			
Misc			
hall rent	50.00		
BALANCE C/F 1.9.17	4051.47		
plus receipts	1500.00 balance in current a/c	£5,293.68 (includes CIL £710.34 & balance of transparency fund £354.50)	
less expenses	257.79 balance in deposit a/c	£0.00	
Total			

Clerk to order stamp but with the addition of the Parish Council name on it.

Cancel original cheque

Cllr King as Chairman of our audit stated that the information should be more detailed.

Resolved to accept finances as correct.

17/114. Internet Banking and linked procedures

Deferred until the next meeting due to lack of time following Rippon Homes presentation.

Clerk showed councillors requested stamp to be used on invoices paid by internet banking where two Councillors will sign to say the payment is the correct amount and has gone to the correct account details. Cllrs requested that the Parish Council is stated on the stamps well.

Clerk stated that when her wages were entered on HMRC basic tools then it changed the tax by 20p so cheque from last month was cancelled and a new cheque written for correct amount.

Accounts for payment agreed.

Accounts for payment October 2017

			VAT
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	Allotment Rent	£370.00	£0.00
	Sept salary	£149.90	0.00
			0.00
			0.00
	Total	£519.90	0.00

Clerk to put details on website.

17/115 Whether to change bank accounts to Utility Bank and/or retain current bank account.

Deferred until next meeting due to lack of time following Rippon Homes presentation.

17/116 Grant Thornton report

Resolved to accept GT report. Clerk had omitted to add new computer onto assets register.

17/117 DCMS Broadband Consultation

Noted. The Parish Council did not feel qualified to comment

Flood Wardens Report

17/118 Report

Cllr Harbidge to ask Environment Agency about possible Flood Warden training at Caythorpe as the proposed Flood Warden workshop had been cancelled.

Neighbourhood Watch

17/119 Report

Nothing to report.

Any other Correspondence

17/122 Health and Wellbeing Strategy Consultation.

Cllr discussed that it should be put on the website with a weblink in the minutes regarding a second joint Health and Wellbeing Strategy for Nottinghamshire. Consultation expires 29 October 2017

<https://consult.nottinghamshire.gov.uk/public-health/joint-health-and-wellbeing-strategy>

Please could as many people as possible complete the consultation.

17/123 Population Health and Prevention 29/30 November run by Public Service Executive.

No Councillors are available to attend.

17/124 Wheels to Work run by Rural Community Action (RCAN) noted.

17/125 J Harrison change of use

there is some information about this on the Lowdham Parish Facebook page

SH to put advert for a new Councillor on noticeboard and arrange with S Hough for it to go on website. Revised standing orders to be agreed at next meeting and also gift for DP

Other

Cllr David Priestley has tendered his resignation and the Parish Council want to thank him for all his work on the PC. Gift to be decided next meeting. Vacancy to be displayed on website and noticeboard.

Meeting Closed 9.55pm