

Meeting of Treswell with Cottam Parish Council

Minutes of **Treswell with Cottam Parish Council Meeting** held on the 26th Jul 2023 at Treswell Village Hall, the meeting commenced at 6:30pm.

Council Members & Officer Present:

Cllr Nicola Salter
Cllr Helen Cope
Cllr Matt Bendall
Cllr Rob Hardie
Ed Knox

Chairman
Vice-Chair
Cllr Fred Tomlinson

Clerk/Responsible Financial Officer

Also, Present

John Ogle
1

County Councillor
Members of the Public

➤ Adjournment – 10 Minute Public Forum

A member of the public asked for details around the planning enforcement case - 22/00259/ENF -Development Land at Cockling Lane – The Clerk clarified that as per the minutes, the matter is in the hands of the Bassetlaw Planning Enforcement team, and the PC knows no more than what the minutes say because the Enforcement Team have advised they are not at liberty to disclose any further details whilst their investigations are underway and, beyond what has been minuted in the PC meeting minutes, nothing else is allowed to be discussed in public on the matter.

- 32/23 To Receive applications for the office of Parish councillor and to potentially Co-opt candidates to fill the existing vacancy
An application has been received from Mr Rob Hardie. After discussion, the chairman called for a vote, all in favour **resolved** to co-opt Mr Hardie. Cllr Hardie signed the Declaration of Acceptance of Office form and will visit <https://selfservice.bassetlaw.gov.uk/renderform.aspx?t=718&k=AD82EDB36916E03A0A9CE90ED5A1D3B6E569F926&refresh=1> to complete the online 'registration of interests' form. **Action**, the Clerk to inform Bassetlaw District Council.

- 33/23 To Approve Apologies for Absence
After discussion, Cllr Salter **Proposed**, Cllr Cope **Seconded** and the council **resolved** to accept the apologies of Cllrs Howard & K. Howard.

- 34/23 To Approve the previous meeting Minutes
After discussion, Cllr Cope **Proposed**, Cllr Salter **Seconded** and the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

- 35/23 To Record Declarations of Interest in any items to be discussed
None.

- 36/23 To Receive District & County Councillors Reports

County Cllr Ogle:

- Discussed the state of Rectory Lane (also known as the Ungle) with Cllr Cope. Cllr Ogle asked Cllr Cope to forward a description of the issues with photos by email via the Clerk so that he can start the process of requesting the matter as a County Cllrs Priority for Treswell Parish, via the Highways Manager for consideration.

Dist Cllr Coultate: provided an update to the Council, which included:

- Sent apologies and has forwarded a report advising that the Cottam Residents Forum met again recently, there's a consultation with local people between Yorkshire and High Marnham with National Grid regards new power lines and pylons. The last Bassetlaw full council motion was actually productive with some interesting motions passed (notably around supporting those leaving care and a promise to review BDS housing stock to ensure it is suitable for residents - details can be found on the District Council's website).

- 37/23 To receive an update on Highways Matters Raised with Notts County Council/Bassetlaw District Council and to escalate a list of outstanding items with Notts County Council via the County Cllr where necessary
In the 1st instance, cllrs and members of the public should report all new highways matters (street lights, overgrown hedges/trees, pavement/road problems/drainage etc) on the on-line Notts County Council website or MyNotts App, themselves, then, should no action have been taken NCC, bring it to the Parish Council meeting for escalation. The following outstanding Notts County Council items have been chased by the Clerk in between meetings, and Cllr Ogle copied in to escalate issues where necessary:

| County Council Item | Issue/Detail | Potential Solution | Progress Made |
|---------------------|--------------|--------------------|---------------|
|---------------------|--------------|--------------------|---------------|

| | | | |
|---|---|---|--|
| Treswell Wood - Treswell Wood Icy Road | 7 car pile-up on black ice near Treswell Wood | Speed Limit lowered; road added to gritting route & ice awareness signs | <p>27.03.2023 Reply from Highways Manager – “The Ice warning signs shouldn’t be a problem. I’ve contacted the winter maintenance team and requested that this location be assessed for gritting. There has been zero reported accidents since 2019 along this road. (It can take up to 6 months for new additions such as the pile up to come through to us). <i>Therefore, we wouldn’t look to reduce the speed limit at this location.</i>”</p> <p>03.04.2023 Reply from Highways Manager – ‘I’ve spoken to the relevant manager regarding adding to the gritting route and unfortunately, he has stated it <i>does not meet the criteria to be included in the gritting routes.</i></p> <p>‘I have added the Ice Warning signs to my list of schemes for the 24/25 period and will ensure they are done in Q1 (Apr-Jun) to be ready for the winter next year.’16/05/2023 Chase sent to the Highways Manager regards the sign installation. 21/06/2023 update received “the ice warning signs, I have put these in the programme and they will be installed in the 2024/25 financial year all being well.”</p> |
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New Items to escalate:

- Cllr Cope will forward the details and photos regards Rectory Lane to County Cllr Ogle via the Clerk, Clerk so that Cllr Ogle can start the process of requesting the matter as a County Cllrs Priority for Treswell Parish, via the Highways Manager for consideration.
- Cllr Salter requested that the Lengthsman cuts away all the vegetation from the 30mph sign outside Ivy House at the Coates end of Cottam.

38/23 Finance:

Monthly Income & Expenditure

After discussion of the Financial Information circulated by email before the meeting, the council unanimously **resolved** to accept them as a true and accurate record. Cllr Salter signed the bank statement and bank reconciliation.

1. To Approve Payments:

The Council **approved** the following: -

| <u>Payee</u> | <u>Item</u> | <u>Amount</u> |
|-----------------------|--------------------------------|----------------|
| J Foster | Lengthsman Expenses & Services | £180.00 |
| Total Payments | | £180.00 |

2. Receipts:

| <u>From</u> | <u>Item</u> | <u>Amount</u> |
|-----------------------|-------------|---------------|
| None | | |
| Total Receipts | | £0 |

| | |
|-----------------------------|-------------------|
| <u>Bank Balance</u> | |
| The Current Account Balance | £13,683.93 |

Direct Debits, and Standing Orders for staff salaries including PAYE, already **approved** unanimously.

39/23 To discuss any new planning applications received and to note any responses via the scheme of delegation

Since the previous meeting the parish council responded via the scheme of delegation as follows and also discussed the following at today’s meeting:

- **22/00259/ENF -Development Land at Cockling Lane Planning application submitted 14.07.2022 still awaiting determination – removal of hedge.** The Parish Council has been advised that the Planning Enforcement Team are carrying out an investigation, a new enforcement officer has been assigned, however, there are no other publicly known details until the investigation is concluded.
- **18/00100/ENF Lazy Acre, Town Street - unauthorised change of use of a residential property for the operation of a dog breeding/selling Business** - The Parish Council has been advised that the Planning Enforcement Team are carrying out an investigation, a further site visit is to be undertaken by the enforcement officer, however, there are no other publicly known details until the investigation is concluded.

40/23 To discuss operating a Community Speed-watch Group

Cllr Tomlinson has agreed to order the equipment needed for operating a community speedwatch, which is in the region of £450 and then contact PCSO John Dale to discuss the potential training options. After discussion, Cllr Salter **Proposed**, Cllr Cope **Seconded** and the council **resolved** to operate a community speedwatch once the equipment has been ordered and up to 10 volunteers have been obtained. PCSO Dale has advised other parishes that they need ideally 4, but no more than 10 volunteers, once these names have been put forward, PCSO Dale will come out to the village hall to train them, he will undertake a risk assessment to identify specific locations in Treswell and Cottam where speedwatch could take place. Cllr Cope agreed to include a piece in the newsletter to seek volunteers.

41/23 To Agree to register land at Cottam with HM Land Registry

Minutes of the Parish Council from several years ago state *"Cllr. Gamble informed meeting: In 1947, Cyril Fletcher, of Grange Farm gave the land to Cottam Village. The VH was built but it was damaged by a flood. A VH building from Welham was dismantled and re-erected at Cottam. There has been no event at the VH since they carried out a survey and found the building to be unsafe; since then, it has been in disuse."* The former hall was subsequently demolished apart from the brick entrance and the land disused. The Clerk advised that if the land the hall was built on had been donated to Cottam Parish in 1947 this would mean that when Cottam Parish and Treswell Parish merged in 1974 to form the current Parish Council, the land would belong to the parish council. The Clerk has searched all the records of the parish council, has checked with NALC, and HM Land Registry, and has also checked with EDF estate management Saville's to see what is on file. Saville's advised that they helped with the demolition works as a gesture of goodwill but did not have any responsibility for the land itself, they also advised they had a lease in place for the playing field in Cottam with the former hall committee. NALC suggested that the Clerk may be correct about the ownership, but further investigation would be needed. HM Land Registry confirm it is not registered with them, this does not mean it has no owner, just that it has been owned by the current owner (i.e., since approximately 1947) and predates compulsory land registration.

The Clerk and Cllr Tomlinson visited former Cllr Gamble to clarify the situation and he confirmed that the land does belong to the parish as suspected, he believed he had the deeds and other files to do with the land and the form V-hall at home but needed a relative to help locate them.

Cllr Tomlinson returned 2 weeks later and collected several files and boxes. The Clerk has worked through these and located Cottam V Hall minutes for 2000 to 2006, in the year 2000 minutes, there is a mention that 2 committee members at the time held copies of the Deeds to the land, with the originals being held at Richardson's Solicitors in Retford (Richardson's was bought out by Atteys in 2007 who were then closed down in 2013 and all files seized by the Govt Solicitors Regulation Authority). After searching, the Deeds and/or copies of them were not in the files handed over. Bank statements for the Cottam V Hall committee up to Apr 2022, together with a cheque book were in the files and there was £318 in the bank. EDF via Saville's confirmed to the Clerk that they have a lease in place for the playing field between the former V hall committee, and not the Parish Council, copy of this lease was not located in the files either. If the lease and the deeds can be located, the land can be registered quicker and cheaper to the Parish Council and the lease can be amended for the playing field, as it is the parish council who maintain it since the hall was demolished. If they cannot be found letters need writing for former Cllr Gamble to sign. **1)** To act as a statutory declaration stating that the land was donated to the Cottam Parish meeting around 1947 but the deeds have been lost/cannot be located. **2)** to agree to EDF to amend the lease with EDF into the Parish Council's name for the playing field.

First time registration when deeds are located takes approximately 20 months and is a relatively simple process via solicitors in the region of £300-£400. If the Deeds cannot be located, it is a longer process and costs between £750 and £1500.

Ideally the £318 in the form V Hall committee accounts could also be transferred to the parish council to go towards the legal costs.

Cllr Salter clarified that she had tracked down the wife of one of the former committee members mention in the 2000 minutes, who has since died, and she has confirmed that she no longer has a one of the copies of the deeds.

After discussion, Cllr Salter **Proposed**, Cllr Cope **Seconded** and the council **resolved to 1)** ask the Clerk to draft suitable letters, **2)** write a cheque for the £318 and Cllr Tomlinson to visit Mr Gamble for signatures. Cllr Salter advised she will approach another member of the public who was on the former village hall committee regards the lease and to ask if she was also a signatory on the old hall bank account, as 2 signatures will be needed on the cheque. **3)** The Clerk will apply to the Solicitors Regulation Authority to ask if they have the original deeds within files seized from Attey's in 2013. **4)** In case the original deeds or copies of them cannot be located, the Clerk is to approach Jones & Co Solicitors and ask that they start the process to register the land (assuming the deeds are lost).

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 7:35pm.