

EAST BRIDGFORD PARISH COUNCIL

MINUTES OF THE MEETING HELD ON MONDAY 11 JANUARY 2016 AT 7.30 PM IN THE METHODIST CHAPEL

Present:

Chaired by Chairman Cllr P Clarke

Cllrs T Strutt, D Atkins, P Bancroft, R Hunt, N Hall, D Meylan, T Norman, S Sharma,
J Turner

Also present:

Mrs J Barlow (Clerk)

EMF Temple (Deputy Clerk)

County Cllr K Cutts

Members of the public namely Mrs C Habieb and Mrs K Ashton.

1. To make Declarations of Interest in any matter on the agenda

Cllr Clarke as an officer of the Bowls Club.

Cllr Atkins on the Community Plan and Springdale Wood.

Cllr Strutt on matters relating to the Academy and the Pre-School Group.

Cllr Hunt on matters relating to the Wharf and the Marina.

Cllr Norman on matters relating to Fraser Brown solicitors.

Cllr Hartfield on matters relating to the Horticultural Society committee (and the flower show committee is part of the Horticultural Society).

Cllr Bancroft on matters relating to the email domain name eastbridgford.net

2. To receive apologies for absence

Borough Cllr N Lawrence, Cllr T Hartfield

3. To consider the minutes of the meeting held on 7 December 2015 and when approved to sign them as a true record

Resolved:-THAT the minutes be approved

Proposed by Cllr Turner, seconded by Cllr Strutt, and all agreed.

4. To receive reports on matters arising from the minutes (not dealt with elsewhere on the agenda) and to answer questions from Councillors

4.1 Loan to the Pre-School Group

The Pre-School Committee has not yet met. The matter is to be raised on the agenda for the February council meeting

4.2 Gravel extraction at Shelford

It was discussed by Notts CC at a meeting in late February 2015 but we do not yet know the outcome. It might be some time yet before a decision is made. The Deputy Clerk

said that he has been told that Shelford has gone onto the County draft Minerals Plan for gravel extraction and objections are being filed.

4.3 The Chairman raised the issue of a speaker for the Annual Parish Meeting.
RESOLVED:- that Tim Dring be invited to speak. Proposed by Cllr Atkins, seconded by Cllr Turner and all in favour.

4.4 The village website.

The Deputy Clerk had been asked to regulate the position on contracts with VTL and an updating of previous guidance for what goes on the website. Nothing to report yet. To wait until the new system is in place and then take it further.

RESOLVED:- that the Clerk be asked to consider financial information for the website.

Proposed by Cllr Bancroft, seconded by Cllr Sharma and all in favour.

4.6 To consider replacement of the Cuttle Hill signpost at the cross roads.

Prior to the last meeting, Cllr Sharma had obtained a quote for £375 including labour.
RESOLVED at the last meeting:- that the signpost be replaced at a cost of £375 + VAT including labour and that Cllr Sharma liaise with Notts CC Highways to agree details and the text of the wording on the sign.

Cllr Sharma reported that Mr Firth (who lives next door to the sign) has been consulted and agreed, but that the person quoting for the work had now increased the fee from £375 + VAT to £1109 + VAT. It was suggested that County Cllr K Cutts be asked to assist. After all, it was believed that the sign at Shelford Hill had been replaced by County Highways.

5. To receive public comment (the meeting was adjourned for the duration of this item)

5.1 Mrs Habieb raised the issue here of a grit bin at Haycroft Way, recorded at item 17.

5.2 Mrs Ashton raised the issue of the Welcome Pack for newcomers to the village. Generally agreed without a vote that these should contain a copy of the December magazine (with all the contact addresses) and the footpaths leaflet.

6. To receive the Chairman's Report

The Chairman's Report had been circulated prior to the meeting and is attached as an Appendix to these minutes.

Recent events have shown that there may be a benefit in having an explicit policy relating to the assets owned or leased by the Parish Council and inspection schedules. One example has already been circulated, and the Council can decide whether this issue merits further consideration. Deferred until after the pavilion is completed.

7. To consider and make recommendations on planning applications and receive RBC decisions

PLANNING APPLICATIONS RECEIVED in December 2015

Where it states "permission granted" it may be approved subject to conditions.

15/02915/FUL

Colin Anderson

28 College Street NG13 8LF

Single storey rear extension

No objection

15/02912/FUL

Reindeer Developments Ltd

Reindeer Inn, Kneeton Road NG13 8PH

Application for planning permission and conservation area consent for change of use of public house to residential dwelling, partial demolition of single story extensions and smoking shelter.

The Parish Council had no objection but asked to make an observation about clarification of access for car parking at the rear.

Decisions yet to be made by RBC on the following

14/02554/FUL

Ms E Robens

East Bridgford Hill, Kirk Hill

Majority change of use of the ground floor of the building and grounds for the holding of specialised celebratory events and functions, including the restricted siting of marquees. Still no decision

15/02070/FUL

Mr Robin Perkins

8 Farm Close NG13 8LN

Two-storey rear extension

Objection filed on grounds very similar to those submitted by The Planning Hub on behalf of Mr and Mrs Levick by letter dated 27 October.

15/02251/FUL

Mr Edward Tarbatt

East Bridgford Garden Centre NG13 8LA

Demolition of part of existing buildings and erection of replacement garden centre

With new vehicular access, car park and access road for garden centre, retail and associated and ancillary activities

Along with demolition of existing dwelling and erection of veterinary centre

(amendments to outline planning approval ref 08/01274/OUT and reserved matters 14/02162/REM)

No objection. Observations that the car parking for 533 cars could be much improved if nicely patterned and subdivided. Lighting should be confined to the site boundaries

PLANNING APPLICATIONS GRANTED OR REFUSED during December 2015

15/01379/FUL

Mr and Mrs B Twomey

10A Kneeton Road NG13 8PG

Site of former tennis court at the top of Cuttle Hill Gardens.

Erection of 1 new dwelling and garage.

There are two extant planning permissions for this site, both relating to a single dwelling with detached car port/garaging. Permission granted

15/02059/FUL

Mr S Brumfitt

61 Main Street NG13 8PA

Ground, first floor rear extensions; removal of existing paint from external walls; enlarge front door; replace windows.

Objection on the ground of overlooking neighbouring property.

Permission granted.

15/02103/FUL

Parish Council dated 28.10.15

Portakabins at Butt Close

There are conditions attaching to the portakabins' temporary permission for Butt Close

15/02466/FUL

Mr Steven Tooley

Glebe Farm, 104 Kneeton Road, NG13 8LP

Construction of fully functional masonry Tower Mill.

Note. This is not a wind turbine but a traditional windmill. No objection

Application withdrawn

15/02574/FUL

Mr N Murphy

Pilgrims Return, 3 Manor Rise NG13 8PX

Single storey side extension, single storey porch to front elevation, roof lights and window alterations

Permission granted

15/02635/TPO

Mr G McCullum

Mill Hayes, 38 College Street. NG13 8LF

Crown reduce oak tree, remove sycamore, (both trees covered by a TPO) remove two additional ash trees,

Permission granted

8. Finance

(a) –(b) To receive the Statement of Account to 30.12.15 and approve and sign the Schedule of Payments for January .

RESOLVED: To accept the Statement of Account to 31.12.15 and the Schedule of Payments for January 2016,

Proposed by Cllr Strutt, seconded by Cllr Norman and all in favour

(c) Cheques were drawn and signed accordingly.

The Statement of Account and Schedule of Payments is attached as an Appendix to these minutes and had been circulated to Councillors prior to the meeting.

(d) To receive the RFO's Report

The RFO passed a copy of the December 2015 bank statement to Cllr Strutt for checking and if agreed, signing off.

RESOLVED (after checking):- that this be approved.

Proposed by Cllr Strutt, seconded by Cllr Bancroft and all agreed.

9. To receive the Budget and Precept for 2016/17

The Chairman reported that the Executive Committee recommended an increase of a total of 2% on the Precept amount.

RESOLVED that the Council adopt an increase of a total of 2% on the Precept amount for 2016/17. Proposed by Cllr Strutt, seconded by Cllr Bancroft and all in favour.

RESOLVED that the Budget as presented to the meeting be adopted for 2016/17. Proposed by Cllr Strutt seconded by Cllr Bancroft and all in favour.

10. To receive recommendations from the Executive Committee

10.1 Capital spending programme for 2016/17 for £22000

10.2 **Donations Policy.** This concept was discussed in January 2015 and met with general approval in principle. The clerk reported that the executive committee recommended a policy in the form presented to the meeting. Various refinements were suggested and this will be put on the agenda for the February meeting

10.2 **Risk assessments.** Nothing to report.

11. To discuss matters relating to the fire at the Sports Pavilion and its reinstatement and to consider recommendations from the Pavilion Fire Committee

Cllr Turner advised that the Fire Officer did not require an extra fire door, and that the sun-pipes on the rear elevation are to be located as to 3 above the main room and one above the corridor, all to be sited on the rear elevation. Shutters to be repainted and windows staying as they were. Generally agreed without a vote. The contractual Practical Completion date for the Pavilion is 13th May. Presently, the builders are a bit ahead of schedule.

Decisions have to be made on the colour of the Pavilion wall units/cabinets, + colour of seat coverings and the colour of the internal wall paint. It was considered suitable that the Council continue to consult the Sports Club on this. Cllr Sharma was asked to liaise with Mrs Watkins and Mrs Kelly of the Sports Club about this. She reported that she is planning on a meeting with them next week.

12. To receive a report on the play area and consider quotations for any remedial work required

Cllr Bancroft reported that there is nothing to report on any repairs needed. Some tree bark will need to be laid in due course.

13. To receive an update on the proposed Springdale (Millennium) Wood lease

It was reported by Cllr Atkins that Roythornes solicitors had been asked to write to Fraser Brown with a draft lease. This has not yet arrived.

14. To consider matters arising from the review of Parish Documents

14.1 Mowing of the playing field at Butt Close.

This is being done by Notts CC.

14.2 Sports Club new lease

The draft lease submitted by the Parish Council was broadly agreed subject to two requested amendments.

1. The Academy's use of the playing field should be dealt with direct between the Sports Club and the Academy. Also that the Sports Club should be able to stop the Academy using it, if the ground conditions were not suitable. At present the field can be damaged if there is play on it at a time when the ground conditions are not suitable.

2. The Flower Show's use of the field and pavilion should be dealt with direct between the Sports Club and the Horticultural Society.

RESOLVED That subject to the approval of the text by the Sports Club Committee, and subject to agreement being reached on the above points, the draft lease of Butt Close to the Sports Club (in the form presented to this meeting) be approved for sending to Fraser Brown solicitors for advice. When that is obtained and a lease is agreed in final form between the Parish Council and the Sports Club, subleases are to be prepared in mirror form as needed to reflect the interest of the EB Bowls Club and the EB Tennis Club.

PROPOSED by Cllr Turner, seconded by Cllr Atkins and all in favour.

The Deputy Clerk reported that a meeting with the Sports Club Committee had been planned for 13 January and these points would be raised then. In due course this will be sent by the Parish Council for advice to the Parish Council from Fraser Brown solicitors.

The Deputy Clerk had been instructed to write to the planners at RBC asking:-

1. Is the Sports Pavilion registered as an Asset of Community Value? If not, what does the Parish Council need to do to effect such a registration?
Answer, that as it is in public ownership this is not necessary.
2. Please also confirm that the area now used by the Tennis Club and the Bowls Club is registered as a Public Open Space and that the playing field is likewise registered. Answer, no it is not, for the same reason as in item 1 above.
3. Please advise whether the "adjoining field" in the planning consent relates only to the playing field leased from Notts CC or also to the freehold area now used by the Tennis Club and the Bowls Club.

Answer, that it covers the playing field, the Pavilion, the tennis courts and the bowls green.

14.3 The Wharf registration process at the Land Registry is not yet completed.

15. To discuss the water discharge onto the bank above the Marina access track on to Parish Council Land

Confidential item

16. To discuss issues relating to the boundary of the Marina and installation of fencing

Confidential item.

17. To consider the request for a blue grit bin in Haycroft Way

Mrs Habieb had proposed installation of a County Council funded grit bin in Haycroft Way. The road gets icy in winter and cars can slide down on to Main Street out of control. This would cost £150 and the nearby residents would have to re-fill it at their own expense. County Council Highways had said that because of the proposed location at Haycroft Way it did not qualify for County Council funding. There is already a bin at Holloway Close (which was expected to be blue but is actually yellow) and at Moss Close.

RESOLVED that the Council purchase a grit bin for that location. Proposed by Cllr Atkins, seconded by Cllr Hunt and all in favour.

It was not decided at this point whether the Council or the nearby residents would refill this. To be raised at the February Council meeting.

18. To receive a report on the monthly list of outstanding issues

October 08 Double yellow lines around the village, under review.

Wharf lease. Fraser Brown dealing with the Land Registry application for the lease.

August 14. 52 Kneeton Road, replace tree. The Deputy Clerk was asked to write to Rushcliffe BC to ask if they can enforce the replacement. Ref 14/00875/TPO.

Sept 14 Welcome pack for newcomers to the village, ongoing. See para 5.2 above.

Nov 14 Kicking goal on Butt Close. Deferred pending completion of Pavilion works.

Feb 15 Waste bin to fit outside Sports Pavilion. Deferred pending completion of Pavilion works.

Aug 15 Trim Trail/Fitness Trail. Deferred pending completion of Pavilion works.

Aug 15 Cuttle Hill project. Deferred to 2016

Aug 15 Hawthorn Hedges at 107-109 Main Street. The Deputy Clerk reported that he had received a letter from the planners as follows:- *"I can confirm that planning permission was not required for the removal of the hedgerows to the front boundary of these properties, therefore the planning dept cannot require that the hedges are reinstated. As there is no enforcement action that can be taken, the enforcement case will be closed"*.

The Council agreed that removal of the hedge was probably against the principles of the Village Plan and the Conservation Area.

Action. The Deputy Clerk was asked to take this up again with the planners.

19. To consider whether there are any consultation issues arising from the agenda

19.1 The reinstatement of the Pavilion. Consulting with Sports Club.

19.2 Community Plan

Cllr Atkins reported that this was progressing well, but nothing particular to report at present apart from the fact that there is likely to be about £2000 provided for, for printing off questionnaires to assist people responding online via the "SurveyMonkey".

20. To consider whether there are any insurance/risk assessment issues arising from the agenda

Insurances

20.1 Wharf Drive at the Marina

Review insurances.

20.2 Lease to Sports Club

Action. Insurances and liability position to be checked out when the lease to the Sports Club is in final form. The Parish Council has included the issue of potential squatters in its own legal expenses insurances.

There are two courses of action available in response to the requests by the tennis club to arrange its own insurance.

1. The tennis club insures and pays the premiums direct. The snag is, what happens if the tennis club fails to insure, the PC won't know, if damage occurs and if the tennis club has insufficient funds to restore?

2. OR The PC insures the tennis courts via the insurer that the tennis club recommends, pays the premium through Came & Co insurance brokers to that insurer, and recharges the tennis club. In this way the PC knows that the insurance has been taken out, and if the tennis club fails to reimburse, then the PC will know at once.

The Deputy Clerk reported that it is quite easy to have either, in terms of the wording of the relevant clauses in the lease. Referred to Executive Committee for further consideration.

No change to the existing insurance arrangements can yet be made because the new lease has not been signed and the tennis club needs an 'insurable interest' to be able to insure, if the Executive Committee adopts choice 2 above.

21. To receive reports from Committees

Pavilion Fire Committee report as in para 11 above.

Executive Committee report as in para 10 above.

22. To receive and consider reports from the Clerk

22.1 Mr R Bendy has agreed to replace the broken fence in Butt Close.

22.2 It appears there is no change in broadband issues on eastbridgford.net, but this is to be kept under review.

23. Matters for report

23.1 Cllr Strutt had reported that hedges at the Rectory were overgrown, and that the fences at the back of the tennis courts are pushing out. Action:- Cllr Strutt is to make a site visit and obtain a quotation for works. To report back at the next meeting.

23.2 Cllr Hall observed that there are potholes in the car park. Cllr Atkins considered that this might need another 5 tonnes of chippings laid down (cost about £600) and that this should be done after the likely frosts are over.

23.3 Cllr Turner had been asked by residents in Cross Lane to have the grass removed and tarmac laid by County Highways at public expense so that cars can be parked there. Cllr Turner was asked to discuss this with them further.

23.4 Cllr Hunt

Whites Recycling Ltd is an independent waste management company specialising in the transportation of liquid slurries and the recycling of liquids to land for agricultural benefit. Whites Recycling is a registered UVDB Achilles Supplier and registered waste carrier. The issue with Whites Recycling and the site on Kneeton Road is to do with whether anyone on the Council knew what was being recycled and if planning permission is needed.

Action. Clerk to raise this with Rushcliffe BC.

23.5 Cllr Meylan said that there were complaints about the condition of the footpath on Main Street. He agreed to report this online to County Highways.

24. Correspondence for information only

24.1 A resident has written to make suggestions to County Highways for a reorganisation of traffic on Trent Lane leading out to Gunthorpe Bridge on grounds of safety and traffic flow.

RESOLVED that it be recommended to County Highways that there should be no exit at the bridge from Trent Lane and that the last 100yards or so be single track to stop HGVs using it for access into the village, but allowing cars.

Proposed by Cllr Hunt, seconded by Cllr Meylan and passed with two abstentions.

Action. Clerk to write to County Highways cc to R Jenrick MP.

24.2 Mrs M Burnett and Mrs P West had complained about the state of the twitchell at Browns Lane. Agreed that they would be asked by the Chairman to report this online to County Highways.

25. Crime and Disorder Act 1998

The Deputy Clerk reported on the provisions of the Crime and Disorder Act 1998

S.17 Duty to consider crime and disorder implications.

(1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

The Deputy Clerk reported that in his view there was nothing that was decided at this meeting that would be likely to have an adverse effect on prevention of crime and disorder in the Parish.

The meeting closed at 9.50pm.

Cllr P Clarkedate.....

Chairman's report, January 2016

Pavilion

The contractors are on their Xmas break as this is written, but comparison of the current position with the planned schedule shows that the rebuild is approximately two weeks in advance, since the roof is felted and 90% of it is tiled already. Despite the field being very wet, damage is limited to the access ways agreed and these should recover in the spring. The contractors also put in electricity to the portacabin in return for being able to use it, something negotiated by Nick Durst, which has improved things for the footballers. The first stage payment is due for approval at the meeting.

Street Lights, footpaths etc

A number of street light problems have been reported on-line and dealt with quite rapidly by Notts Highways. Both Notts CC and Rushcliffe Borough Council now have on-line reporting systems for problems which fall under their jurisdiction, for example damaged street name signs can be reported to RBC by this method (recently done for a damaged sign at Dovecote Close, and it awaits to be seen when this will be repaired/replaced after Xmas).

Broadband

Faster broadband has reached more parts of the village, including some areas which were originally not included in BBFN contracts 1 and 2, so presumably these are a result of a commercial decision. The Clerk has received an offer of a formal talk about this issue, together with a copy of a similar presentation given in Bingham. Councillors may wish to consider taking up this invitation, and arrange it if possible as one of the talks given at the Annual Parish Meeting.

Asset policy

This almost certainly needs consideration on an asset by asset basis, probably by small groups or individuals looking at each asset.