

EVERTON PARISH COUNCIL

Minutes of a Meeting of the Council held in the Village Hall on Monday 1st October, 2007

Present: Councillor D. J. Bardsley (Chairman). Councillors de Bel (arrived at the start of agenda item 5 - Policing), Dunn, Ferrar, Jefferies, Maclagan, Martin and Woods, together with District Councillor Simpson

07/08/171 APOLOGIES

An apology for absence was submitted by Councillor Bacon (holiday).

07/08/172 DECLARATIONS OF INTEREST

Councillor Jefferies declared a personal interest at agenda item 11 (NALC Northern Area Committee), being a member of the Committee.

Councillors Bardsley and Jefferies each declared a personal interest at agenda item 12 (North East Bassetlaw Forum), being members of the Forum.

Councillor Bardsley declared a prejudicial interest at agenda item 35 (Planning Applications – Corner Farm, High Street, Everton), being a close neighbour, and left the meeting during consideration of that item.

07/08/173 MINUTES OF A MEETING OF THE COUNCIL

The Minutes of a meeting of the Council, held on 3rd September, 2007, were approved as a correct record.

07/08/174 MATTERS ARISING

There were no matters arising.

07/08/175 SAFER NEIGHBOURHOODS

P.c. Gregson was present to discuss with Members the new Safer Neighbourhood Group, which would meet bi-monthly. Safer Neighbourhoods was a Police-led, Government initiative aimed at tackling crime and anti-social behaviour. The first meeting of the Everton & Beckingham Group took place on 18th September, 2007, when the Parish Council was represented by Councillor Maclagan. The main priorities established at the first meeting were (1) speeding/ vehicle nuisance, (2) anti-social behaviour/teenage nuisance, and possibly (3) Dog Fouling.

During the discussion P.c. Gregson was asked if the Group would have any jurisdiction over Police response times, but he explained that it would not.

P.c. Gregson also gave details of recent crime statistics.

After an interesting discussion, P.c. Gregson was thanked for his attendance.

Resolved:

- (a) That “Safer Neighbourhood Group” become a standing agenda item.
- (b) That Councillor Maclagan be nominated as the Parish Council’s representative on the local Safer Neighbourhood Group.

07/08/176 PUBLIC DISCUSSION

- (a) Councillor Bardsley expressed his right to speak, under paragraph 12(2) of the Code of Conduct, about Planning Application 19/07/32 (Erection of 7 new dwellings, garages and associated driveways along with alterations and extensions to the two dwellinghouses arising from the approved consent of the former farmhouse at Corner Farm, High Street, Everton). He expressed the view that the proposed access arrangements could possibly facilitate development of land to the west of the site in question. He also pointed out that two of the proposed dwellings would not stand on the footprint of the former farmyard, and would overlook his home.
- (b) A resident of the new development at Northfield Farm, Mr. Evers, said that he had been attracted to the meeting by the published agenda, and was keen to get involved in village life. He was welcomed to the meeting.

07/08/177 ACCOUNTS

Resolved: That the October Accounts be approved for payment.

07/08/178 BANK RECONCILIATION

Members received the bank reconciliation statement to 31st August, 2007, which showed a balance of £9,952.20 (before deduction of un-presented cheques of £27.00). Councillor Bardsley verified the bank statements against the bank reconciliation statement.

07/08/179 BUDGET MONITORING

The Clerk submitted the October budget monitoring statement, which showed a projected year-end balance in line with the target balance, assuming budgeted expenditure (including the P3 earmarked reserve) was spent.

07/08/180 RISK REVIEW AND ASSET INSPECTION

The Clerk intended to furnish Members with a copy of the Parish Council's Risk Assessment policy, which needed updating. The matter would be dealt with at the November meeting.

07/08/181 NALC NORTHERN AREA COMMITTEE

Councillor Jefferies gave a brief report on the meeting held on 10th September, 2007. The main points under discussion were (a) progress regarding the parish council charter and (b) emergency planning.

Councillor Hugh Burton, Chairman of the Northern Area Committee, had circulated a proforma Parish Council Emergency Plan, which he asked parish councils to adopt, relative to each individual parish.

Resolved: That the draft Parish Council Emergency Plan be adopted, and the content be completed by a working party comprising Councillors Bardsley, de Bel and Jefferies.

07/08/182 NORTH EAST BASSETLAW FORUM

The Chairman submitted a report on the meeting held on 24th September, 2007. The main points under discussion were:

- Introduction of Ms. Karen Tarburton, Rural Officer at Nottinghamshire Rural Community Council
- A presentation on the Local Transport Study, which made it clear that a new railway station at Misterton was not an economic proposition. Nevertheless, the matter would be kept under review. Discussion also took place about an improved bus service to Robin Hood Airport and Doncaster.
- A discussion about Speedwatch, and the different approaches to insurance by different parish councils. Mr. Steve Brown, of Bassetlaw District Council, would make enquiries regarding the insurance position.

Full minutes would be available in due course.

07/08/183 COMMUNITY SPEEDWATCH

Pursuant to Minute No. 07/08/133 of September, 2007, the Clerk submitted a report on his discussions with the Police on issues including insurance, prosecutions and proposals for the speed gun to be shared with Hayton and Mattersey.

The Clerk had requested the observations of the Parish Council's insurers on the insurance question, and a response was awaited. He would also discuss the matter with Beckingham cum Saundby Parish Council.

District Councillor Simpson kindly offered to discuss with the County Council the question of insurance cover (in consultation with Mr. Steve Brown, of the District Council).

Resolved: That no further action be taken pending clarification of the insurance position.

07/08/184 PROPOSED FLOWER BED AT CARR VIEW

The Clerk suggested that, before the proposal went any further, it would be advisable to ensure that no consents were required. Members agreed.

07/08/185 MEMORIAL PLAQUES

Pursuant to Minute No. 07/08/150(b) of September, 2007, correspondence was submitted from Mesdames E. Bell and V. Troop.

Resolved: That the proposed plaques be purchased.

07/08/186 AFFORDABLE HOUSING IN EVERTON

Pursuant to Minute No. 07/08/132 of September, 2007, further discussion took place about progress regarding the above.

Resolved:

- (a) That a draft update article, prepared by the Chairman, be published in HEDS Together, as now amended.
- (b) That the Clerk ascertain the position regarding Ms. Jayne Wilson's discussions with the District Council and Ms. Carole Turner, of Nottinghamshire Rural Community Council.

07/08/187 EVERTON SCHOOL TRAVEL PLAN

Pursuant to Minute No. 07/08/143 of September, 2007, an email was submitted from Miss J. Lane, Head Teacher at Everton Primary School, explaining her wishes regarding a school crossing point.

Resolved: That the Clerk discuss the matter with the County Council Highways Department.

07/08/188 CONSULTATION

The Chairman led a discussion about the need for better consultation, particularly between the County Council and parish councils when dealing with proposed highway and P3 works.

Resolved: That the Clerk write to the Leader of the County Council on this matter, with a copy to County Councillor Bullivant.

07/08/189 PARISH PATHS PARTNERSHIP

- (a) Pursuant to Minute No. 07/08/144(a) of September, 2007, Councillor Dunn reported that he was waiting to hear from the Wayfinder Officer, Rachael Rickell, about resurfacing work.
- (b) A discussion took place about the availability of locally-sourced wayside seats.

07/08/190 INTERNAL AUDIT

The Clerk reported that Taxline had resigned as the Parish Council's Internal Auditor. He had had preliminary discussions with Booth Parkes Associates Ltd., Chartered Accountants, of Gainsborough, who had indicated that they may be prepared to act as Internal Auditor.

Resolved: That the Clerk discuss the matter further with Booth Parkes Associates Ltd., with a view to an appointment on terms to be agreed by the Parish Council.

07/08/191 VILLAGE CHARITIES

Councillor de Bel had nothing to report.

07/08/192 HIGHWAY MATTERS

- (a) Pursuant to Minute No. 07/08/147(a) of September, 2007, a letter was submitted from the County Council explaining the reasoning behind the County Council's decision to trial 20 mph speed limits.

Resolved:

- (i) That the Clerk respond to the County Council, expressing concern that its letter did not address the issue raised by the Parish Council, namely the fact that it was a waste of time and money to carry out a lengthy trial of 20 mph speed limits, when such limits were an accepted traffic management measure throughout the country.
 - (ii) That the Clerk submit a report to the next meeting on the sites currently being trialled by the County Council.
 - (iii) That this issue be referred to the Safer Neighbourhood Group
- (b) Pursuant to Minute No. 07/08/147(b) of September, 2007, the Clerk reported that the licensee of the Blacksmiths Arms was happy with the proposed parking advisory sign on the public house wall at Chapel Lane, and he had written formally to the owners, Punch Taverns.
 - (c) Pursuant to Minute No. 07/08/133(b) of September, 2007, the Clerk reported receipt of a letter from the County Council, stating that a reply

would be forthcoming regarding operational aspects of the existing speed cameras on the A631. Furthermore, an email had been received from the County Council, stating that statistics relating to the number of drivers fined after being caught by the speed cameras were being prepared for submission to the Parish Council.

- (d) The Clerk referred to Minute No. 07/08/147(c) of September, 2007, and reported that he had not yet had a response to his letter to the County Council about the deterioration in the A631 footway (north side), between Everton and Scaftworth. However, he had been contacted by County Councillor Bullivant, who had informed him that he had placed this work at the top of his priority list of works.

Resolved: That the Clerk write again to the County Council, drawing attention to the fact that the problem of overhanging trees, bushes and weeds in this location remained outstanding, as did the removal of a redundant steel post some 25 yards east of the interactive sign to the west of the village.

- (e) A discussion took place about the continued failure of the two interactive signs to operate correctly.

Resolved: That the Clerk press the County Council on this issue.

07/08/193 TUNNEL TECH NORTH

The Chairman submitted a report on email correspondence with Mr. John Rhoades, Scientific Officer at Bassetlaw District Council, regarding the severe odour problems recently experienced. Mr. Rhoades informed the Parish Council that the company now intended to progress with the development of the works detailed in the planning application, i.e. the development of an aerated bunker system from the start, rather than simply an aerated floor followed by possible enclosure and containment at a later date, as previously planned. However, the Chairman had discussed the matter with company management, when it was ascertained that this was not the actual position, and that the business case was still being examined.

Members also noted a strong letter from a Harwell resident in October HEDS Together about the unacceptability of the current odour nuisance.

The Chairman would press for a meeting of the Liaison Committee at the earliest possible opportunity.

07/08/194 LOCAL COMMUNITY EMPOWERMENT FUND

Pursuant to Minute No. 07/08/149 of September, 2007, the Clerk reported that he was awaiting responses from the Primary School and the Playgroup about the possibility of a funding bid to either improve children's readiness to access the Foundation State at age three, or to improve children's readiness for school at age five.

07/08/195 SURFACE WATER DRAINAGE

Pursuant to Minute No. 07/08/160 of September, 2007, a letter was submitted from the County Council, stating that the Operations Jetting Crew was to check the drainage system on Gainsborough Road and Mattersey Road in the near future.

Resolved: That the Clerk write an update article in HEDS Together about the surface water drainage situation.

07/08/196 BUILDING BETTER COMMUNITIES PROGRAMME

Pursuant to Minute No. 07/08/154 of September, 2007, Councillor Dunn produced details of a funding bid to provide three wayside seats.

Resolved: That Councillor Dunn be thanked for his efforts in this regard, and the Clerk forward the bid to County Councillor Bullivant to seek his approval to the bid being submitted to the County Council.

07/08/197 PARISH COUNCILS LIAISON GROUP

Letter was submitted from the District Council, stating that the next meeting of the above was to be held at Worksop on 14th November, 2007. Agenda items were requested

Resolved: That, supported by District Councillor Simpson, the following items be requested:

- Community Speedwatch – How can Bassetlaw District Council assist?
- Speaking at Planning Committee – Tackling the problem where someone speaks on a planning application, which is then deferred for a site meeting, and the right to speak at the subsequent meeting is lost, even though the members present on the second occasion may not have been at the original meeting.
- Closure of Daneshill Household Waste and Recycling Centre – Request for a County Council representative to attend, as the decision to close Daneshill had caused great resentment at Everton, Mattersey and Ranskill.
- The current unsatisfactory situation regarding the Bassetlaw Planning

enforcement function.

07/08/198 OLDER PEOPLE IN NOTTINGHAMSHIRE

Letter was submitted from the Leader of the County Council seeking parish councils' views on County Council policy.

Resolved: That consideration be deferred to the November meeting.

07/08/199 BASSETLAW DISTRICT COUNCIL/A1 HOUSING BASSETLAW LTD. – CHOICE BASED LETTINGS PROPOSAL

Pursuant to Minute No. 07/08/161 of September, 2007, a consultation document was submitted, formally requesting the Parish Council's views on the above.

Resolved: That the Clerk respond by saying that, whilst the proposal was generally acceptable, there was a real need for available properties to be specifically drawn to the attention of applicants on the housing list, as opposed to such applicants having to search for advertisements.

07/08/200 CLOSURE OF DANESHILL HOUSEHOLD WASTE AND RECYCLING CENTRE

The Clerk was asked to ascertain the current position regarding the capacity of the Retford Household Waste and Recycling Centre to accommodate demand from the Daneshill Centre.

07/08/201 ROBIN HOOD AIRPORT

Pursuant to Minute No. 07/08/64 of June, 2007, Councillor Martin enquired as to whether any response had been received from Robin Hood Airport over the Parish Council's concerns over the proposed concentration on air traffic to the east of the airport in the Airspace Change Proposal. The Clerk confirmed that no response had been received.

Resolved: That the Clerk follow the matter up.

07/08/202 NOTTINGHAMSHIRE RURAL COMMUNITY COUNCIL

Confirmation was given that the Annual General Meeting of the above would take place on 31st October, 2007 at Retford.

06/07/203 HEDS TOGETHER

Resolved: That the Clerk write to the HEDS Together editorial team, expressing appreciation in respect of the excellent job being done by the team, and in particular Jackie Treble (in collating each copy).

07/08/204 VILLAGE HALL IMPROVEMENTS

The Chairman paid tribute to the Clerk for his voluntary assistance to the Metcalfe Charitable Trust in preparing the funding bid to WREN.

07/08/205 MANOR FARM, HARWELL

Pursuant to Minute No. 07/08/166 of September, 2007, the Clerk reported that, after pressing the District Council to take action to expedite the outstanding planning application for permission to demolish the listed pigeoncote, he had been asked by the District Council what the Parish Council intended to achieve, bearing in mind the fact that the building no longer existed. A string of email correspondence had followed, based on the Parish Council's concerns over this and associated issues.

During the ensuing discussion, District Councillor Simpson spoke of her concern, shared by fellow district councillors, over the fact that enforcement was lacking.

Resolved: That the necessary planning application be awaited, together with the outcome of an enquiry by the Planning Department into the presence of a garage at this address.

07/08/206 PLANNING APPLICATIONS

19/07/34

Mr. & Mrs. G. Fairclough
Retain detached dwelling and triple garage at Barrow Cragg, Nutcroft Way,
Harwell

Resolved:

- (a) That the District Council be informed that the Parish Council strongly objected to this application on the ground that the requirements of the Inspector in respect of APP/A3010/A/05/1184283 should be complied with.

In the Inspector's Report, he stated at Paragraph 25: "Within six months of the date of failure to meet any one of the requirement set out in sub-paragraphs (i) to (iv) below this permission shall lapse, and (a) the dimensions of the dwelling shall be reduced to those specified in the plans approved under planning permission referenced 19/03/00027; and (b) its garden shall be reinstated to the levels existing prior to its re-grading."

At Paragraph 26 the inspector stated: "Attention is drawn to the fact that in the event of failure to comply with any or all of the above

conditions the local planning authority may serve a breach of condition notice under section 187A of the Act as amended, against which there is no right of appeal.”

The Parish Council submitted that the current planning application should not be entertained in view of the Inspector’s requirements. It also queried whether planning permission was ever given for the triple garage or whether it existed.

(b) That the matter be drawn to the attention of the Inspector.

19/07/37R

Mr. & Mrs. R. Sleight

Erect detached garage at The Lodge, Pinfold Lane, Harwell – resubmission of 19/07/28

Resolved: That no adverse comment be made.

19/07/38

Mr. & Mrs. M. R. Kelly

Erect detached house and garage and construct new access at site adjacent to 2 Chapel Lane and 1 Long Meadows, Everton

Resolved: That no adverse comment be made.

19/07/39

Mr. & Mrs. R. Metcalfe

Erect 3 dwellings with garages and construct new access at site within grounds of The Manor House, off Sluice Lane, Harwell

Resolved: That it be requested that the application be determined by the Planning Committee, following a site visit, and an objection be lodged on the following grounds:

1. The application did not comply with Policy 5/4A of the Bassetlaw Local Plan insofar as it was not small-scale infilling and rounding off which would not affect the character and appearance of the area. It was submitted that this development was intensive infill, especially when taken together with the four houses recently built alongside under 19/04/29, which dominated the area by reason of their height and mass.
2. The Parish Council was of the opinion that the decision to approve 19/04/29 was made in breach of Policy 5/4A, insofar as it was impossible to categorise four very large, two-storey houses as small-scale infill or rounding off. Further development alongside would compound the problem.
3. The development would run counter to policy objectives endorsed by government guidance in PPG3 and Regional Spatial Strategy 8, that sought

to influence the location of new housing and limit housing numbers in unsustainable locations. This was (in reality) a greenfield site in an unsustainable location.

4. As greenfield land, the site failed to attract the priority that should be given to the development of previously developed sites given in PPG3 at paragraph 32. In the light of this, there was a need for particularly cogent reasons to justify the development of this site – reasons that did not exist.
5. The need for a sequential approach to the development of sites, that gave priority to previously developed land, was appropriate in this case. There was no evidence to suggest that this approach would fail to satisfy housing targets in Bassetlaw where there was already overprovision of housing.
6. It was submitted that allowing development on greenfield sites in rural unsustainable locations would cumulatively undermine the aims of current policies to direct development to more sustainable locations. The new Local Development Framework pointed development away from places such as Harwell.
7. The development did not accord with current planning guidance and policy statement, including Policy 5/4A (above) and 5/7 of the Bassetlaw Local Plan. The proposal would erode the rural character of Harwell. Harwell – *Hereuelle* in the Domesday survey of 1086 – was an ancient 9th century Danish settlement, which had largely withstood the intrusion of excessive modernisation for almost a thousand years. It stood today as an example of careful and reasonable farmhouse/domestic progress, although recently damaged by 19/04/29, which could not possibly comply with Policy 5/4A.
8. Further vehicular traffic and a new access on to Harwell Sluice Lane would exacerbate the road safety problem on Harwell Sluice Lane, Harwell Road and at the junction with the A631. The junction with the A631 was already a difficult and dangerous turn on to what was one of the worst roads in the country for accidents; speed cameras and interactive signs having had to be installed. Visitor parking on Harwell Sluice Lane was also a problem. Harwell Road was sub-standard, and was breaking up at the edges. Two cars could not pass without running on to the grassed verges. The road through Harwell was heavily used by large farm vehicles especially at harvest time.
9. There was a problem with services, especially insofar as the water supply was concerned, where, sometimes, in hot weather, there was no supply at all. There was also a sewerage problem, with blockages occurring. Any development which exacerbated the situation was simply not acceptable. The Parish Council submitted that Bassetlaw District Council should give serious consideration to infrastructure implications such as these when determining the application.

Councillor Bardsley vacated the chair at this point in favour of Councillor

Maclagan, and left the meeting.

19/07/32

R. Troop & Son

Erection of 7 new dwellings, garages and associated driveways along with alterations and extensions to the two dwellinghouses arising from the approved consent of the former farmhouse, at Corner Farm, High Street, Everton

Resolved unanimously:

That the District Council be informed that, whilst perfectly happy with the scheme of housing itself, the Parish Council strongly objected to the application on the ground that the intensification of traffic at this location would exacerbate the existing road safety problem at the junction of High Street and the A631. It was requested that the application be determined by the Planning Committee following a site visit.

The Parish Council had for many years been in correspondence with the County Council over the need for additional parking restrictions on High Street, but without success owing to the inability of the police to enforce such restrictions. The Parish Council also made a recent bid under the County Council's Building Better Communities scheme for a traffic priority scheme at this busy junction, but without success because of the impracticality caused by the highway layout.

It was submitted that the intensification from a farming operation with limited vehicular movement, to a development of seven new dwellings, was unacceptable, taking into account the numbers of vehicles that would be accessing/egressing the site - residents, their visitors, contractors, etc.

Attention was drawn in particular to the comments of County Highways on Planning Application 1/19/00/30 (Extend and convert outbuilding at High Street/Gainsborough Road, Everton to form one stop post office, accountancy practice and convert existing post office to residential), which formed Reason 3 of the refusal of planning permission:

“Planning permission should be refused as the proposed development has insufficient on-site parking and maneuvering areas, resulting in on-street parking in close proximity to a road junction. It would also intensify the use of a substandard access, resulting in waiting or maneuvering in close proximity to a road junction to the detriment of the free and safe flow of other traffic on those highways, both vehicular and pedestrian.”

The Parish Council was of the opinion that this application, if approved, could

lead to problems such as those envisaged with the 2000 application (1/19/00/30) referred to above, especially in view of the fact that, almost seven years on, traffic on High Street had increased (note the Northfield Farm development). It should also be pointed out that the main reason the Parish Council wanted a traffic priority scheme on High Street was the risk of vehicles entering High Street from the A631 encountering a traffic obstruction, leading to a potentially dangerous tailback on the A631.

07/08/207 PLANNING DETERMINATIONS

19/07/31

Mr. M. Jones

Erect conservatory at 2 Rose Villas, High Street, Everton

Permission Granted

07/08/208 PLANNING APPEAL

APP/A3010/A/07/2044346/WF

19/07/06

Mr. A. Routh and Miss M. Chappell

Erect dwelling and alter existing access on land adjoining Woodland View, Bawtry Road, Everton

Appeal Dismissed