

# EVERTON PARISH COUNCIL

## **Minutes of a Meeting of the Council held in the Village Hall on Monday 4<sup>th</sup> February, 2008**

**Present:** Councillor D. J. Bardsley (Chairman). Councillors Bacon, de Bel, Dunn, Ferrar, Jefferies, Maclagan and Woods

### **07/08/321 APOLOGIES**

Apologies for absence were submitted by Councillor Martin (personal matter) and District Councillor Simpson.

### **07/08/322 DECLARATIONS OF INTEREST**

Councillor Bardsley declared a prejudicial interest at agenda item 34 (Planning Applications – Corner Farm, High Street, Everton – revised application), being a close neighbour, and left the meeting during consideration of that item, as did Councillor Bacon (not present at consideration of original application).

Councillors Bardsley and Bacon also left the meeting at agenda item 5 (Public Discussion) when the applicant in respect of the Corner Farm planning application addressed the meeting.

Councillor Maclagan declared a personal interest at agenda item 9 (Safer Neighbourhood Group Report), being a member of the Group.

Councillors Bardsley, de Bel and Jefferies each declared a personal interest at agenda item 10 (NEBF Reports) being members of the North East Bassetlaw Forum.

Councillor Jefferies declared a personal interest at agenda item 11 (Parish Councils Liaison Group Report), being a member of the Group.

### **07/08/323 MINUTES OF A MEETING OF THE COUNCIL**

The Minutes of a meeting of the Council, held on 7<sup>th</sup> January, 2008, were approved as a correct record.

### **07/08/324 MATTERS ARISING**

There were no matters arising.

**07/08/325 PUBLIC DISCUSSION**

- (a) Mr. R. G. Troop referred to agenda item 38 (Tenancy of Parish Lands) and gave a brief explanation of his proposals to grow willow as short rotation coppice for biomass use (wood chip for district heating schemes) on land at Stonehill and Youldholes Lane SK6890 5311 and SK6790 6057. In answer to a question from the Clerk, he indicated that, if permission were given, he would be prepared to return the land to arable at least one year before the end of the tenancy.

*Councillor Bardsley vacated the chair at this point in favour of Councillor Maclagan, and left the meeting. Councillor Bacon also left the meeting.*

- (b) Mr. R. G. Troop referred briefly to agenda item 34 (Planning Applications – Corner Farm, High Street, Everton

**07/08/326 ACCOUNTS**

*Councillors Bardsley and Bacon returned to the meeting at this point, and Councillor Bardsley once more assumed the chair.*

Resolved: That the February Accounts be approved for payment.

**07/08/327 BANK RECONCILIATION**

Members received the bank reconciliation statement to 31<sup>st</sup> December, 2007, which showed a balance of £10,581.17 (after deduction of an unpresented cheque of £80.00).

**07/08/328 BANK RECONCILIATION**

Members received the bank reconciliation statement to 31<sup>st</sup> December, 2007.

**07/08/329 BUDGET MONITORING**

The Clerk submitted the February budget monitoring statement.

**07/08/330 SAFER NEIGHBOURHOOD GROUP**

Councillor Maclagan submitted a brief report on the meeting held on 15<sup>th</sup> January, 2008. He had received the minutes earlier in the day, and would circulate them to Members. His report covered discussion on:

- Interactive signs at Everton
- Community Speedwatch
- The need for further speed reduction measures on the A631 at Everton
- Youth Matters
- Dog fouling
- The unacceptably large beat covered by P.c. Gregson

The January crime statistics were also submitted. A discussion ensued over concerns that the most important aspect of policing to Members, crime prevention and prosecution (particularly relating to burglary), was outside the scope of the Group.

**07/08/331 NORTH EAST BASSETLAW FORUM**

Councillor Bardsley submitted a brief report on the meeting held on 22<sup>nd</sup> January, 2008. His report covered discussion on:

- Safer Neighbourhood Group and Community Policing
- A forthcoming Bassetlaw Arts event – details to be furnished to the Clerk for making available to the Village Players and the Metcalfe Recreation Committee
- Robin Hood Airport
  - Air traffic figures had recently stabilized
  - Noise complaints had reduced
  - Small grants were available from the Airport Community Fund for schemes such as village hall improvements
  - The Secretary of State was considering downgrading the status of the airport, with a possible consequence being reduced infrastructure funding
- Sheffield City Council was considering the establishment of strategic links with Bassetlaw

The minutes would be circulated in due course.

**07/08/332 PARISH COUNCILS LIAISON GROUP**

Councillor Jefferies submitted a brief report on the meeting held on 30<sup>th</sup> January, 2008. Her report covered discussion on:

- The Bassetlaw District Council drainage/flooding survey
- Monies raised in the recent Flood Appeal
- The role of the Bassetlaw Planning Consultation Group
- Safer Neighbourhoods
- Continued resistance to the closure of Daneshill Household Waste and Recycling Centre
- Community Speedwatch

The minutes would be circulated in due course.

**07/08/333 COMMUNITY SPEEDWATCH**

Pursuant to Minute No. 07/08/288 of January, 2008, a note prepared by the County Council's Risk Insurance Manager (in consultation with Nottinghamshire Police) was submitted, making it clear that personal accident insurance would not be provided. The note made the erroneous assumption that Community Speedwatch was primarily parish council driven as opposed to police driven.

Resolved: That the Clerk take up the matter with the Chief Constable, and explain that the situation was different in other parts of the country, e.g. Cheshire, where the County Council provided cover.

**07/08/334 RISK REVIEW AND ASSET INSPECTION**

There were no matters to report.

**07/08/335 RECENT HEAVY RAIN**

Councillor Bardsley submitted a report on his findings regarding the flooding situation at Gainsborough Road, following an inspection on 21<sup>st</sup> January, 2008. The waters were in full spate, which gave a good picture of the root cause.

The source of the problem was water draining from the fields at the rear of Orchard View Cottage; however it appeared that the real problem was much further down the line. Most the water from the fields flowed into a ditch (which needed clearing). The ditch drained into what was at the time a fair sized stream that in turn drained into a pond (small lake) at Orchard View Cottage. The pond drained into the surface water system, which it was assumed, ran into the main sewer. A line of manholes for the surface water drainage was followed, which it was apparent were unable to cope with the volume of water. There could be a blockage, either in the surface water drainage system before it reached the main sewer, or possibly in the sewer itself.

Councillor Bardsley suggested that a suitably qualified person might be able to suggest a resolution to the problem. He had some photos that might be of help.

Resolved: That the Clerk take the matter up with Severn Trent Water Ltd.

**07/08/336 PARISH COUNCIL EMERGENCY PLAN**

Further progress would be made once time permitted.

**07/08/337 AFFORDABLE HOUSING IN EVERTON**

Pursuant to Minute No. 07/08/290 of January, 2008, Councillor Bardsley reported that he and the Clerk were to attend a meeting at The Misterton Centre on 26<sup>th</sup> February, 2008, with Ms. Jayne Wilson, of ACIS Group Ltd. and Ms. Jackie Colquitt, Head of Rural Service at Rural Community Action Nottinghamshire (formerly Nottinghamshire Rural Community Council).

The purpose of the meeting was to move towards finalising the Housing Needs Survey Report, prior to a meeting with Mr. Graham Jackson (Bassetlaw District Council Housing).

**07/08/338 PARISH PATHS PARTNERSHIP**

There was nothing to report, other than a letter from the County Council giving details of training courses.

**07/08/339 VILLAGE CHARITIES**

Pursuant to Minute No. 07/08/291 of January, 2008, Councillor de Bel and the Clerk submitted a report on their recent meeting at The Misterton Centre. The outcome of the meeting was that Councillors de Bel and Jefferies would seek the views of the village charities on the proposal contained in Minute No. 06/07/18(c) of May, 2006 that a request be made to the Charity Commission for trusteeship of the three charities to be transferred to the Parish Council.

**07/08/340 HIGHWAY MATTERS**

- (a) Pursuant to Minute No. 07/08/293 of January, 2008, the Clerk reported that the Head Teacher was still awaiting a progress report from the County Council with regard to the provision of a school crossing point.
- (b) Pursuant to Minute No. 07/08/267 of December, 2007, which confirmed that footway work was to be undertaken shortly on High Street, funded from the Local Transport Plan budget, residents had been consulted by the County Council on a proposal for footpath works on the west side of the road which did not meet their approval, or the approval of Members of the Parish Council.

Following representations by the Clerk, he had been informed that the proposal had been abandoned, and that improvements to the east side of High Street, involving some kerbing, patching and resurfacing, were being prepared as an alternative. Members agreed that improvements at High Street were their number one priority.

- (c) In view of continuing expressions of concern about the unreliability of the interactive signs on the A631, the Clerk would approach the County Council on the matter.

- (d) Pursuant to Minute No. 07/08/230(c) of November, 2007, a letter was submitted from Nottinghamshire Police, making it clear that, with regard to the breakdown of Notices of Intended Prosecution between speeding identified by mobile cameras and SPECS (distance over time) cameras, of an annual total of Notices issued, 842 were issued by SPECS and 104 by mobile patrols.

Resolved: That the Clerk write a note for HEDS Together, explaining the situation.

- (e) A complaint was made that the road surface at Long Meadows was in urgent need of renewal.

Resolved: That the Clerk request the County Council to resurface Long Meadows.

**07/08/341 TUNNEL TECH NORTH**

Councillor Bardsley reported that he was still awaiting a date for a liaison meeting from the District Council.

**07/08/342 THE SUSTAINABLE COMMUNITIES BILL AND THE PLANNING AND ENERGY BILL**

Letter was submitted from Local Works, announcing the good news that the Sustainable Communities Bill had become law, after five years of campaigning, supported by the Parish Council.

The letter added that the Planning and Energy Bill was now before Parliament. The Bill would allow councils, after involving their communities, to set high-energy efficiency standards for new developments, and require them to generate energy by local on-site technologies (solar panels, heat pumps, small combined heat and power plants, etc.) This would reduce emissions of carbon dioxide, cut fuel bills, create local jobs and so help build sustainable communities. The Parish Council was asked to support the Bill by writing to certain Members of Parliament.

Resolved: That the Planning and Energy Bill be supported as requested.

**07/08/343 ORDERS AND REGULATIONS RELATING TO THE CONDUCT OF LOCAL AUTHORITY MEMBERS IN ENGLAND**

Councillor Bardsley had studied a consultation document on the above, and could find nothing on which comment should be made.

**07/08/344 DRAFT GUIDANCE ON THE VALIDATION OF PLANNING APPLICATIONS - CONSULTATION**

Letter was submitted from the County Council regarding the above.

Recommended: That no action be taken.

**07/08/345 LOCAL COMMUNITY EMPOWERMENT FUND**

Pursuant to Minute No. 07/08/298 of January, 2008, the Clerk reported that he was still awaiting requested information from the Head Teacher with regard to a grant application by the school.

**07/08/346 PROPOSED FLOWERBED AT CARR VIEW**

Pursuant to Minute No. 07/08/297 of January, 2008, Councillor Maclagan reported that Everton Nurseries had kindly offered to sponsor the acquisition of a stock of plants.

The Clerk reported that County Councillor Bullivant had made a similar offer of sponsorship.

Resolved:

- (a) That the offer of Everton Nurseries be accepted with thanks.
- (b) That County Councillor Bullivant be asked to sponsor the purchase of a surround.
- (c) That the necessary Agreement with A1 Housing Ltd. be signed.

**07/08/347 NOTTS NEWS**

The Clerk reported that he was researching the pros and cons of the Parish Council taking out membership of Notts News.

**07/08/348 MAINS DRAINAGE AT DRAKEHOLES**

Pursuant to Minute No. 07/08/306 of January, 2008, further consideration was given to a letter from the Chairman of Wiseton Parish Meeting, confirming that there was interest in properties at Drakeholes converting to mains drainage, as well as properties at Wiseton. The Parish Meeting was to write directly to Severn Trent Water Ltd. to enquire as to the possibility of a feasibility study. The views of the Parish Council were requested.

Resolved:

- (a) That Wiseton Parish Meeting be informed that the Parish Council supported the proposed action, but asked for the whole of Drakeholes (including that part within the Parish of Everton) to be included in the feasibility study.
- (b) That the Clerk write an article in HEDS Together explaining the situation.

**07/08/349 PARISH PLAN**

Pursuant to Minute No. 07/08/295 of January, 2008, Councillor Bardsley gave further details of the public meeting to take place at the Village Hall on Thursday 28<sup>th</sup> February, 2008.

**07/08/350 OLDER PEOPLE IN NOTTINGHAMSHIRE**

Pursuant to Minute No. 07/08/241 of November, 2008, a letter was submitted from the County Council, responding to the Parish Council's observations on the ongoing consultation exercise.

**07/08/351 CONSULTATION**

Pursuant to Minute No. 07/08/305 of January, 2008, the Clerk reported that he had been assured by the Personal Assistant to the Leader of the County Council that a reply was imminent.

**07/08/352 ENVIRONMENTAL PROTOCOL**

Pursuant to Minute No. 07/08/304 of January, 2008, the Clerk reported that he was still awaiting information from Rural Community Action Nottinghamshire.

**07/08/353 PLANNING APPLICATIONS**

*Councillor Bardsley vacated the chair at this point in favour of Councillor Maclagan, and left the meeting. Councillor Bacon also 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 – further amended application

Resolved: That no adverse comment be made, but that the District Council be informed that the Parish Council still preferred a 2.4m wide strip of land along the frontage, as in the original application.

*Councillors Bardsley and Bacon returned to the meeting at this point, and Councillor Bardsley once more assumed the chair.*

**19/07/36L**

Mr. & Mrs. M. Anderson

Conversion of barn into B & B holiday letting units at Pear Tree Farm, Gainsborough Road, Everton

Resolved: That no adverse comment be made, subject to (a) the proposed visibility splay being provided before development commenced and (b) the County Council Highways Department being satisfied with access arrangements.

**19/087/1R**

Mr. & Mrs. G. Fairclough

Retain dwelling at Barrow Cragg, Nutcroft Way, Harwell – resubmission of 19/07/34

Resolved: That the Clerk be authorised to respond, in consultation with the Chairman and Vice-Chairman.

Note: The reply sent was as follows:

*“Firstly, no details of the drainage scheme have been sent to us. Shouldn't we have those details?”*

*Next, we do not agree that walls are not in keeping with a rural location as Richard Fidler suggests; there are many properties in rural areas with substantial walls, indeed Barrow Cragg had a substantial front wall, now sadly much reduced, which performed a retaining function. In hilly areas they are very often used for this purpose, as well as for terracing. The Inspector obviously did not think a wall was inappropriate.*

*The developer and the District Council are happy that the "cellular system" is sufficient retention. We have seen no details or specification for this system so cannot comment. Should we not have details? Have the neighbouring property owners, or their surveyors, seen such details? We understand that these people remain unconvinced.*

*We believe our first concern is the safety of neighbouring properties, both buildings and gardens. Local residents are very concerned about this application, and feelings are very strong. The owners of neighbouring properties are concerned about the safety of the retaining system for the steep banks bordering the property. This has to be a matter of primary concern.*

*If the "cellular system" is eventually allowed, the neighbouring property owners should each receive a formal undertaking or guarantee, in perpetuity or for a very long period, from the owners of Barrow Cragg that they will be compensated for any damage to their property caused by the unauthorised removal of soil/sand and/or any inadequacy of the retaining system. This should be a planning condition.*

*We are particularly concerned about the application because it runs counter to the report of the Appeal Inspector:*

*a) The Inspector recommended that, if the conditions he imposed in his report of February 2006, were not met, then the planning permission he granted should lapse and the dimensions of the dwelling should be reduced to those specified in the plans approved under planning permission referenced 19/03/00027 and its garden shall be reinstated to the levels prior to its re-grading.*

*The Planning Department accepts that these conditions were not complied with and has inferred that this cannot be done. Everton Parish Council has requested information as to why the Inspector's recommendation cannot be implemented, but this has not been forthcoming. As far as we are aware (from the District Council web site as of today) the original planning consent, granted in September 2003 was for a period of five years and is still current.*

*b) In relation to the latest application, we believe this does not comply with the Inspector's recommendations:*

*i. The Inspector required retaining walls to support the western, northern and eastern boundaries. The developer has, we understand, implemented a system of sub-soil level support. This covers the northern boundary and only part of the western boundary. The eastern boundary has no support. This was confirmed as inadequate as per the e-mail from Richard Fidler to David Wright, dated 06/11/06 (3:03pm) and we do not believe any further works have been carried out. We are concerned, therefore that some of the banks are unsupported and also that the support falls short of the Inspector's requirement for "walls". In particular the top of the bank to the eastern boundary appears to be eroding, exposing the foundations of the neighbouring garden's fence posts.*

*ii. The Inspector required adequate drainage of the car turning area (there are problems with flooding of the unmade road serving the property and its neighbours and any risk of additional run off needs to be mitigated). We have been told that proposals have been submitted, but these do not appear to form part of the planning application.*

*We are concerned, particularly in view of the level of local concern and the past history, that this application goes before the full planning committee."*

**07/08/354 PLANNING DETERMINATION**

**19/07/43**

Mr. & Mrs. Campbell

Extension to the side on two storeys, extension to the rear and alterations to dormer windows at Dalric, Nutcroft Way, Harwell

Permission Granted

**07/08/355 PLANNING APPEAL**

**APP/A3010/A/07/2047953/NWF**

**19/07/1R – Resubmission of 19/06/29**

Teamport

Change of use of storage building to form general store/coffee shop and deli with associated alterations at Everton Nurseries, Old Gainsborough Road, Everton

Letter was submitted from the District Council, explaining that the above Appeal was to be decided at an informal hearing at Worksop on 4<sup>th</sup> March, 2008.

Resolved: That the District Council be informed that Councillor Bardsley would attend the informal hearing, and, at the discretion of the Inspector, speak in support of the Appeal.

**07/08/356 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Resolved: That, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public be excluded, and they are requested to withdraw.

**07/08/357 REGISTRATION OF PARISH LANDS**

The Clerk submitted a report regarding email correspondence from Atteys, and advised on action being taken.

**07/08/358 TENANCY OF PARISH LANDS**

Letter was submitted from Mr. R. Troop, requesting approval to grow willow as short rotation coppice for biomass use (wood chip for district heating schemes) at SK6890 5311 @ SK6790 6057 (Stonehill and Youldholes Lane), for reasons given.

Resolved: That the request be approved, subject to the land being returned to arable one year before the end of the tenancy at the latest, and the Clerk be authorised to sign the Establishment Grant application with Natural England.

