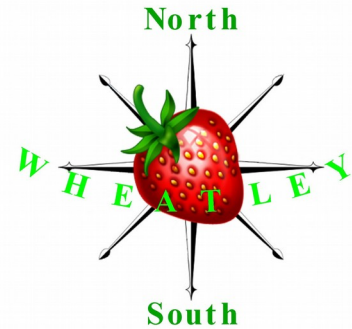


NORTH AND SOUTH WHEATLEY PARISH COUNCIL

Parish Clerk: Dave Langmead
Springs Farm, Springs Lane, Sturton le Steeple, Retford,
Notts. DN22 9HJ.
. Tel: 01427 884756

www.northandsouthwheatleyvillage.co.uk.



Draft minutes of the Parish Council meeting held on Tuesday 12th April 2016 in the Village Hall.

Present: Cllrs C Keyworth (Chair), M Bennett, M Burton, D Willcox, M Newby, C Wright & Clerk D Langmead.

Residents: No residents were present.

Guests: Alan Guest.

PUBLIC FORUM

No issues were raised.

PLANNING MEETING

Declarations of Interest and Confidentiality – None

Applications

Application to Discharge Conditions 1-16 Inclusive of P/A 13/00415/FUL - Demolition of Modern Agricultural Buildings and Conversion of Barn to Dwelling. Cherry Tree Cottage Low Street North Wheatley Retford Nottinghamshire DN22 9DS. Ref. No: 16/00385/COND | Received: Fri 11 Mar 2016 | Validated: Fri 18 Mar 2016 | Status: Pending Consideration. **No Objections or comments from Council**

Application to Discharge Conditions 1-16 Inclusive of P/A 13/020416/LBD - Demolition of Modern Agricultural Buildings and Conversion of Barn to Dwelling. Cherry Tree Cottage Low Street North Wheatley Retford Nottinghamshire DN22 9DS. Ref. No: 16/00352/COND | Received: Fri 11 Mar 2016 | Validated: Fri 11 Mar 2016 | Status: Pending Consideration. **No Objections or comments from Council**

Widen Internal Door Opening. Old Plough Country Guesthouse Top Street North Wheatley Retford Nottinghamshire DN22 9DB. Ref. No: 16/00339/LBA | Received: Wed 09 Mar 2016 | Validated: Wed 09 Mar 2016 | Status: Pending Consideration. **No Objections or comments from Council**

Listed Building Consent for Secondary Glazing to Existing Vertical Sliding Sash and York Horizontal Sliding Sash. Old Mill Farm Low Street North Wheatley Retford Nottinghamshire DN22 9DR. Ref. No: 16/00315/LBA | Received: Mon 07 Mar 2016 | Validated: Mon 07 Mar 2016 | Status: Pending Consideration. **No Objections or comments from Council**

Erect Three Two Storey Detached Dwellings with Detached Garages Land Adj Narnia Eastfield North Wheatley Nottinghamshire. Ref. No: 16/00189/FUL | Received: Mon 15 Feb 2016 | Validated: Thu 18 Feb 2016 | Status: Pending Consideration.

At the March meeting Council objected to this proposal and made the following comments: “On further discussion Council noted some discrepancies with the plan layout when compared to the adjacent amended application 16/00209/VOC and agreed to postpone their determination until after these points have been clarified.

Action Clerk”

In the period between the March and April Parish Council meetings clarification on the outstanding points was received and in order to meet the time frame required by the Planning Dept. the following determination was forwarded to Bassetlaw Planning Dept.

Determination of Planning Applications 16/00209/VOC & 16/00189/FUL

As requested, Council has considered both these applications together. In their determination Council has referred to the National Planning Policy Framework (NPPF), the Bassetlaw Core Strategy & Development Management Policies DPD (DMP) and the Sturton Ward Neighbourhood Plan (SWNP).

Council OBJECTS to both the above applications and comments as follows: -

1. The variation to the site layout plan for PA 209 conflicts with the site layout plan for 189. If access to plot 5 is confirmed as per PA 189 then there will need to be a further VOC to PA 15/01241/FUL in respect of the north-east corner of the site plan.
2. PA 189 refers to on-site parking arrangements for 12 vehicles. Council considers both the access and the parking arrangements inadequate for this number of vehicles and in conflict with **Policy DM 13** of the DMP.
3. PA 189 states that foul sewage will be disposed of via the mains sewer. **Policy DM 12** of the DMP states that all new developments (in North Wheatley) will be required to incorporate Sustainable Drainage Systems (SuDS). **SWNP Policy 12** goes further in order not to place further pressure on already overloaded drainage systems as shown by the frequent blockages experienced by residents on Top Pasture and Low Pasture Lanes. This proposal is therefore in conflict with both these District and Local Planning policies.
4. The **NPPF** emphasises the importance of providing a mix of housing based on current and future demographic trends. **Policy DM5** goes further with the expectation that new housing development will deliver housing of a type and size appropriate to the site and locality. The SWNP emphasises a particular demographic problem in the Ward (Evidenced in Section 14), with the lack of smaller properties and bungalows. **SWNP Policies 9, 10, and 11** all set out to redress the issue by providing suitable housing for local residents. Council considers that the building of three more large detached properties in addition to the adjacent large detached house (subject to PA 209/VOC) is in direct conflict with the NPPF, Policy DM5 and SWNP Policies 9, 10, & 11.

5. Permission has already been granted to build one very large four-bedroomed house to the south of Narnia (15/01241). PA 189 is for a further three large four-bedroomed houses on an adjacent area. These houses would not match the surrounding properties which are all bungalows and would encroach significantly on the owners' privacy. This contravenes **Policy DM4**. Building houses behind other houses (tandem development) with access via a long drive running behind/alongside other houses/gardens is not in keeping with the style or nature of the village where the vast majority of dwellings front onto roads or lanes – again in conflict with **Policy DM4**.

Council has carefully considered the heart of the NPPF and the presumption in favour of sustainable development. The Parish Council through the SWNP welcomes limited and sustainable new development of a type and size that reflects the needs of the local population. Council suggests that the adverse impacts listed above significantly outweigh the benefit of 3 further large dwellings, and respectfully requests The District Council to OBJECT to these two applications.

Dave Langmead
Clerk to the Parish Council
28th March 2016

Council ratified the above determination at this meeting (12/4/2016)

16/00378/SCR. Proposed Residential Development for up to 25 dwellings, Land to the south east of Low Street, North Wheatley. Request for a Screening Opinion under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the Planning Practice Guidance 2014.

Council noted that comments on the proposal have NOT been requested from the Parish Council although they have been requested from the County Council in respect of flood risks and Natural England in respect of the environmental impact. Council further noted that BDC has responded to the request and concluded that “it is considered that an Environmental Impact Assessment is not required to accompany any planning application” Council were most concerned with some of the detailed comments and the fact that Council and the Neighbourhood Plan have not been consulted. Following discussion, Council agreed to take this matter up with BDC at the Sturton Ward meeting with Planning Dept. later in the month.

Decisions

Outline Application with some Matters Reserved except for Access for Erection of Seven Dwellings. Amended Planning Application. Land Adjacent To And To The Rear Of Whitegates Top Pasture Lane North Wheatley Nottinghamshire. Ref. No: 15/01571/OUT | Received: Wed 25 Nov 2015 | Validated: Wed 25 Nov 2015 | Status: Pending Decision.

Council noted that following the Planning Meeting on the 9th March and despite Cllr Newby's objections on behalf of the Council, the application was granted. However, formal determination by BDC has been delayed while awaiting “conclusion of a Section 106 Agreement” to secure 1. Play equipment of £3,246.25; 2. Drainage (SuDs); and 3. 25% Affordable Housing. Council agreed to query these conditions at the forthcoming meeting with Planning Dept.

Sturton Ward Neighbourhood Plan

Council noted that a meeting has been arranged with Bassetlaw Planning Dept. to consider how the three Parish Councils in the Sturton Ward will work with BDC's Planning Dept. in respect of the Neighbourhood Plan (NP), as the NP – to quote BDC – “will carry significant weight in determining planning applications”.

Para 19.4 of the NP states that a formally constituted body entitled “The Sturton Ward Neighbourhood Plan Monitoring Group” is to be set up in order to assess the impact of the NP policies and to monitor how they influence the shape and direction of development across the Plan area during the plan period. Council agreed to consider this further at the May meeting and agree appointing two councillors to represent the Council on the Group.

Further information and the Plan itself can be found at www.sturtonwardnp.org.uk.

Other Planning Issues

Council noted that the contravention of the planning permission conditions on Pennystone is still outstanding.

PARISH COUNCIL MEETING

04.16.01. Apologies for Absence

Apologies were received from Cllrs Goacher, Naish, Cooke and Matthews which were accepted by Council.

04.16.02. Declarations of Interest and Confidentiality

None declared at this stage.

04.16.03. Report from the Chair – Agenda Issues

No changes to the agenda were required.

04.16.04. Police Report / Community Speedwatch.

Police Report.

PCSO Dave Airey was not able to attend the meeting although as Dave's report has been made available post meeting, the key points from his beat area report for March are given below.

There have been three reported crimes during March – a burglary from property in Retford Road; a burglary from property on Top Street and a theft of property from a house, again on Top Street. For the Beat area as a whole there were 5 crimes reported. So far this year, beginning 01/04/2015, there have been fifty nine crimes of interest reported. This compares with eighty crimes of interest reported over the same period last year. This equates, after eleven months of this current tracking year, to a reduction in reported crimes of around 34%.

Dave's report says “As we move into April and the prospects of more settled weather, please remain vigilant around all aspects of home and vehicle security. Be especially careful to lock house doors and leave windows on locks – even if you are only in the back garden. Check car windows and sun roofs are closed when you park, remembering not to leave anything inviting on display in your vehicle. And always secure your unattended bicycle to something that is fixed to the ground, or leave it in a rear garden where it is out of view from the public highway”.

Further tips and information can be found in Dave's full report on-line and in the Clays Contact.

Confirmation of the Police contact numbers are as follows: - Notts Police – 101. Urgent – 999. Mobile numbers for non urgent matters: PCSO Dave Airey – 07525 226838; PC Bill Bailey 07910 336844

Community Speedwatch (CS)

Alan Guest reported that the Speedwatch Team have again been targeting the eastern entrance to South Wheatley by St Helens Rise and noticed that there has been a reduction in both the numbers of speeding vehicles and their speeds during the month. The team will continue to monitor speeds and hope that this encouraging trend may continue.

Neighbourhood and Home Watch

Alan presented a draft of a leaflet to be delivered by local co-ordinators to all residents on the new scheme. Council offered a few design and content suggestions on the leaflet and agreed to pay for the cost of production at approximately £30. Council thanked Alan for his continuing efforts to get the new Neighbourhood and Home Watch Scheme off the ground.

04.16.05. District and County Councillor Reports

04.16.05.1. District and County Councillor's Report(s).

No reports were received. Council noted the petition to obtain a referendum on the devolution deal to become a partner with the Sheffield City Region.

04.16.06. The Lengthsman Scheme

The Invoices for October 2015 and February was approved by Council. Council were pleased to note that the Lengthsman Scheme and grant has been approved for a further year. The contract was then signed by the Chair. **Action Clerk.**

04.16.07. Finance

04.16.07.1. Bank Reconciliation. The bank reconciliation to the 21st March 2016 was approved by Council.

04.16.07.2. Accounts for Payment. The following payments were approved. **Action Clerk**

D Langmead – Salary and Expenses	£	346.68
Ian Wilkinson – Lengthsman Scheme Work, October 2015	£	270.00
Holmes Groundcare – Playing Field Cut	£	48.30
Physio Control Ltd – Supply of Defibrillator (to replace chq no. 1147)	£	780.00
S Rockcliffe – Website Work	£	16.00
Anglian Water – Water Bill first quarter	£	42.11
N & S Wheatley Village Hall – Room Hire	£	42.00
I Wilkinson – Lengthsman Scheme Work, February	£	38.50
Smith Partnership – Land Purchase and Legal Fees	£	2,343.00

04.16.07.3. Grass Cutting

Council noted that there has again been no rise in the grass cutting costs for the playing field with net costs per cut remaining at £40.25. Council accepted the quotation for the 2016 season. **Action Clerk to confirm.**

04.16.07.4. Annual Return.

The Clerk reported receipt of this year's Annual Return with a final date for submission of the completed return of 17th June. Council noted the Inspection Period (30 working days from 6th May to 15th June) and that the current Internal Auditor has agreed to audit the accounts again this year. The Clerk reported that the Annual Governance Statement has to be approved (April) prior to the Accounting Statements (May) in order to meet the Accounting Day deadline. Council noted that both Sections 1 & 2 of the Annual Return and Notice of Exercise of Public Rights will be published on 3rd June.

Council reviewed Section 1 – Annual Governance Statement and agreed YES to the 8 points in the Statement. The statement was then signed off by both the Chair and the Clerk as required.

Action Clerk.

04.16.8. Minutes of the PC Meeting held on 8th March 2016.

The minutes of the meeting were approved and signed off by the Chair as a true record of the proceedings.

04.16.9. Matters Arising from the Minutes (non agenda items)

02.16.17a. Retirement of the Clerk Council noted that a meeting has been arranged on Wednesday 13th between councillors from all three PCs to agree the recruitment process. The item "Retirement of the Clerk" is to be placed on the monthly agenda until a new Clerk has been appointed. **Action Clerk.**

04.16.10. NALC / Parish Council Forum / Rural Conference

Council noted that the next Bassetlaw Parish Forum will be held on Monday 23rd May starting at 19.00 hrs in Retford Town Hall.

04.16.11. Correspondence / Reading Bag

Council noted the following items of correspondence: -

- Local Council Review magazine
- Notice concerning the new recycling arrangements.
- Council Matters – magazine from Came and Co Insurers.

04.16.12. Playing Field / Pavilion / Community Garden

04.16.12.1. Playing Field

Council agreed to look at the possibility of extending the footpath from the footbridge adjacent to the play park to meet up with the village hall car park. Council agreed to meet on site to discuss the issue immediately prior to the PC meeting in May.

Council noted that Cllr Cooke is arranging additional grass cutting of the playing field as necessary.

04.16.13. Highways / Footpaths / Water Course / Public Safety

04.16.13.1. Low Street Gullies and Drain Clearance.

Nothing further to report this month as the cleaning out of the drains by Severn Trent Water is still awaited.

04.16.13.2. Street Lights Out

None reported this month.

04.16.13.3. Moving Speed Limit Signs.

Council noted that the Clerk has met with Ian Parker (Notts CC Highways) and that we are waiting for the matter to be considered by another member of the Highways Strategy Team.

Action Clerk to follow up.

04.16.13.4. Pedestrians on Low Street.

The Clerk reported that following his meeting with Notts CC, Highways, it will not be possible to include a footpath or any road marking on the narrow section of roadway east of the Sun Inn. It is understood that while there are increased risks for pedestrians where no footpath exists, there is not enough road width for any form of pedestrian walkway to be included. However, there is a good line of vision from both ends and it is suggested that pedestrian wear bright clothing, particularly at night, to improve visibility. _

04.16.13.5. Matters to Report.

Council noted the article in the Clays Contact concerning vehicles on verges and agreed that preservation of verges and hedgerows is a vital part of maintaining the Conservation Area in good condition. Council agreed that further action is required to ensure that from the start of any new development, that there is a clear and agreed plan to restore any damage to verges, hedges etc. outside the boundary of the development. Council further agreed to draft a letter from the District Councillor to be delivered to developers of all new building work in the first instance. It was also suggested that the conditions of any planning permission should include such a provision.

Action Clerk.

Council also noted that there has been a noticeable rise in litter and dog mess around the village. Council again asks residents to keep their dogs on a lead at all times within the 30mph limits (village boundary) and to pick up dog dirt and litter and place it in the many bins provided.

04.16.14. Village Hall Update.

04.16.14.1. Village Hall CCTV System

Nothing further to report this month.

04.16.14.2. Defibrillator

Council noted that the defibrillator and its casing will be installed on the 25th April.

Action Clerk.

04.16.14.4. School Fence

Council noted that the installation of the new fence is nearing completion and is not as intrusive as first thought.

04.16.15. Village Website.

Nothing to report this month.

04.16.16. Plaster Pits / Allotments

Nothing to report this month.

04.16.17. Representatives' Reports.

Nothing to report this month.

04.16.18. Date of Next Meeting.

The next meeting of the Parish Council will be on – Tuesday 10th May 2016 starting at approximately 7.40pm in the Village Hall following the Annual Parish Meeting and the AGM of the Parish Council. Action Clerk for Agendas

Please Note that the Annual Parish Meeting will start at 7pm – agenda to follow 4th May.

Proposed meeting dates for 2016 are as follows: 14/6; 6th or 7th July TBA; 7/9; 5/10; 8/11; and 7/12.

Dave Langmead – Clerk, tel. 884756

Minutes subject to approval at the next meeting

Distribution list: All Parish Councillors, CCllr J Ogle, DCllr H Burton, Website, Clays Contact, Alan Guest – Community Speedwatch, PC Bill Bailey, PCSO Dave Airey, Notice boards

