

DRAFT MINUTES – SUBJECT TO RATIFICATION AT 8TH OCTOBER 2018 MEETING

Minutes of the North Muskhams Parish Council held on Monday, 10th September 2018 at 7pm in the Muskhams Rural Community Centre

Present: Councillor I Harrison, in the Chair
Councillor E Catanach
Councillor S Dolby
Councillor D Jones
Councillor D Saxton

Also in attendance: 2 members of the public

NM29-19 Apologies for absence

Received and accepted from Cllrs P Beddoe, P Morris and County Councillor Mrs Saddington.

NM30-19 Declarations of interest

It was AGREED that any declarations of interest would be stated by Members as required during the meeting.

NM31-19 Minutes

The minutes of the meeting held on Monday, 31st July 2018 were accepted as a true and correct record and signed by the Chairman.

NM32-19 Update on Issues

The Chair explained that the issues document would form part of the agenda going forward and would provide a useful reference tool for members.

The document presented at the meeting is attached at Appendix 1 and forms part of these minutes.

NM33-19 Public 10 Minute Session

The Chair suspended the meeting at 7.01pm to allow members of the public present to raise any questions.

No matters were raised and the meeting was reconvened at 7.02pm.

NM34-19 District Councillor session – Cllr S Saddington

No report was presented as Cllr Mrs Saddington had given her apologies.

NM35-19 County Councillor session – Cllr B Laughton

It was agreed that this item would be taken if, and when, Councillor Laughton arrived.

NM36-19 Planning

(a) 18/01575/FUL – New Manor Park, Main Street, North Muskham - Erection of detached dwelling and garage

Some members had made a visit to the proposed site, with permission being sought for the erection of a detached dwelling and village. The site currently forms part of a garden, situated between two existing properties and located within flood zone 1.

The Chair referred to the planning statement submitted with the application which referenced Spatial Policy 3. The policy stated that, in terms of location, 'new development should be within the main built-up areas of villages, which have access to Newark Urban Area, Service Centres or Principal Villages'. The statement concluded that North Muskham was a sustainable location and would meet the 'Location' criteria of SP3.

Further, the planning statement included information regarding the housing needs survey and also stated 'that since the Housing Need Survey was undertaken further need will almost certainly have emerged within the local area of additional dwellings to that identified in the 2015 survey'.

In response to a question posed by Councillor Saxton, the Chair confirmed that this proposal was for open market housing.

After discussion, Members expressed their concern at the continued reference to the housing need survey and questioned why 'need' should be taken in to account in this case. They also questioned the accuracy of the statement that "further need will almost certainly have emerged" since the housing survey was undertaken

The Chair summarised that, with North Muskham not being a large village, development was not easily acceptable. By demonstrating 'need' the developer perhaps considered there was a better chance at gaining permission.

Discussion took place around whether or not members had any reason to object to the application, at the end of which the Chair asked for a proposal.

Councillor Catanach proposed, seconded by Councillor Saxton, that the application be supported but with concerns that the Parish Council did not accept that there was a proven need given that the reasoning offered by the applicant was inaccurate and presumptuous.

The Clerk was asked to include concerns about the Housing Need Survey regarding the assumption in the planning statement, and its continued use as a reference tool.

This was AGREED unanimously.

Councillor Laughton was asked to discuss the use of the Housing Needs Survey with the Chairman of the District Council's Planning Committee and the Housing Officer and to state the concerns of the Parish Council and that given the potential for misuse by

developers and acceptance by the planning authority it was likely that parish councils in general may be reluctant to engage in such surveys in the future.

NM37-19 County Councillor Session

With the arrival of Councillor Laughton, the Chair suspended the meeting at 7.19pm for him to present his report.

Councillor Laughton referred to the consultation process of the Nottinghamshire Minerals Plan. The Chair advised that PAGE had met and formulated a response to submit to the County Council before 29th September 2018. It was noted that no sites were allocated within North Muskham.

Councillor Laughton had stipulated that gravel should meet the needs and requirements of areas where it is being excavated.

The Chair advised that Highways England would start work on the noise barrier the first week in October.

It was AGREED that the Clerk would keep Councillor Laughton updated on progress with the Section 130A.

The Chair thanked Councillor Laughton for his report and reconvened the meeting at 7.23pm.

NM36-19 18/01450/FUL – The Old Stables, Crab Lane, North Muskham - Erection of 1 No. two bed bungalow and 1 No. three bed bungalow

(cont)

(b)

The Chair referred to the application that had been received for the erection of a two bedroom bungalow, and a three bedroom bungalow on land behind The Old Stables, Crab Lane.

There was no planning statement submitted with the application, but there was a flood risk assessment. The proposed dwellings were located within flood zone 2 and would be raised by 0.3metres to clear the 1 in 1000 year floodplain level of 10.6m.

In the opinion of Members the application had failed the sequential test, as there was potential land available at the north end of the village, which was within flood zone 1. Members were also concerned to note that, within the flood risk assessment, at paragraph 2.18, advice had been given by Planning Officers that this development was delivering an identified need, and the assessment referenced the Housing Needs Survey.

The Chair asked if any comments had been received from residents. The Clerk confirmed that there had been one telephone call from a resident expressing concern.

It was noted that access was extremely tight and narrow, with room for only one car at a time.

After discussion, the Chair asked for a proposal.

Councillor Saxton proposed, seconded by Councillor Jones, that the application not be supported as it had failed the sequential test, as potential land was available at the north end of the village which was within flood zone 1 and that the access was inadequate.

This was AGREED unanimously.

- (c) 18/01477/FULM - Land On The South Side, Westfield Lane, Collingham - Erection of a Hydropower Electricity Generating Station, supported by energy storage and fish passage in the area of land adjacent to Cromwell Weir on the right bank of the River Trent near Collingham. The purpose of this development is to generate and store renewable electricity and provide improvement to upstream fish and eel passage and biodiversity on the River Trent.

The Clerk referred to advice received from the Planning Officer regarding the reason for the application being resubmitted. The 2017 application was quashed at Judicial Review, as the local authority did not pay due consideration as to whether an ecological screening opinion was required.

The application is therefore a resubmission of the 2017 application, with the LPA seeking additional ecological support to ensure due process is followed.

Councillor Jones observed that the application was positive, from the point of view of eels, which were becoming rarer. The River was also becoming much cleaner.

Councillor Harrison proposed, seconded by Councillor Jones, that the application be supported, subject to the Local Planning Authority being satisfied with the Ecology Statement.

This was AGREED unanimously.

The Clerk was asked to query how the electricity would be transmitted once produced. It was presumed that it would not be by pylon.

- (d) To receive any Decision Notices
None had been received.

- (e) Continued use of Housing Needs Survey by Planning Applicants & Possible Acceptance by Planners

The Clerk was mandated to put together a suitable letter of concern regarding the continued reference to the Housing Needs Survey by planning applicants. This letter to include that it was also being used by planning officers in pre-application advice.

The Parish Council was unlikely to recommend other parishes to agree to a Housing Needs Survey if it was going to be used against them in future years.

Such letter to be circulated to Members before it was sent.

(f) PAGE Update

The Chair confirmed that PAGE were not going to ask the consultant to provide further advice at this time, but would use comments previously submitted by him on behalf of the group. The deadline for submission was Friday, 28th September.

NM37-19 Parish Council Matters

(a) To consider Standing Orders

Discussion took place on the draft Standing Orders circulated by the Clerk.

After discussion it was AGREED that the following amendments be made:

Delete 'Meetings' paragraph.

Delete final bullet point of 'Rules of Debate'

Delete 'Recision of Previous Resolutions'

Insert a time limit of 10 minutes for reports by County and District Councillors

Delete 'Smoking' paragraph

Subject to these amendments, it was proposed by Councillor Catanach, seconded by Councillor Dolby that these Standing Orders be adopted. This was unanimously AGREED.

(b) Parish Council Conference

The Chair confirmed the agenda, which would meet some of the topics put forward by parish councils.

It was AGREED that the Clerk should circulate the agenda, via the District Council, with a deadline of 1st October for a response. A minimum of 35 people would be required for the conference to go ahead.

(c) WW1 Centenary Commemorations & Remembrance Sunday Service

The Clerk referred to the email previously circulated following a meeting with Councillor Saxton.

The service needed to be confirmed with Reverend Hadley. It was noted that the school were going to be involved, but it was suggested that this be limited to 10 children due to the restriction on space. The clerk to confirm arrangements for teas/coffee after the service.

The Clerk confirmed that £300 grant funding had been received from Nottinghamshire County Council for the beacon lighting.

The format of the beacon lighting should be seen as a thanksgiving and commemoration for the end of the First World War. Invitations to be extended to the three neighbouring councils and also to the school.

Discussion to take place with Reverend Hadley on when the names of the fallen would be read and it was agreed that each Parish Council present would read out the list of each respective parish/village list of the fallen

The Chair advised that a request had been received from a resident to lay a wreath at Ypres on behalf of the Parish Council. This was unanimously AGREED with the resident to be asked to take a photograph to go in the village magazine. The Chair to inform the resident and the clerk to obtain and deliver a wreath.

The Clerk explained the situation with the shortage of Lamp Post Poppies. Alternatives were currently being sought. It was AGREED that they should be put up on 27th October 2018. Councillor Catanach to confirm his proposal for erection of same to the Clerk.

(d) Christmas Tree & Christmas Lights

A date of Sunday 2nd December was agreed for the Christmas Light Celebration.

It was AGREED that the Clerk should liaise with relevant residents on the delivery of the tree and its installation.

Councillor Saxton had agreed to source a PA system. It was agreed that the area for public standing needs to be taped/barriered before start of the event to prevent people standing in the road or blocking sightlines of the corner.

It was AGREED that an invitation be extended to the Methodist Choir to attend, and a request be placed on the Messenger for volunteers to help.

(e) Play Area Inspection & Urgent Works

The Clerk explained the situation that had occurred with the swings during the play area inspection.

An engineer had been booked to attend from Proludic and effect repairs.

The play area inspection had been received and would be reviewed with the Village Handyman on his return from annual leave.

(f) Application to WREN for Grant Funding – Improved Community Engagement

The Clerk updated Members on the current position with the improvements to the play area.

Community engagement would be undertaken through the play groups. It was AGREED that further community engagement should take place through the North and South Muskhams Facebook page.

NM38-19 Environmental & Community Issues

(a) Update on Section 130A Submission

The Clerk updated Members on the current position with the Section 130A submission.

Members mandated the Chair to write to Councillor Laughton, copied to Members, regarding the concerns of the Parish Council during the process.

(b) Monitoring of development on land adjacent railway line off Great North Road

Councillor Catanach reported that cars had been observed parking on the grass verge.

(c) Great War Commemoration Service and Armed Forces Covenant Signing – Tuesday, 6th November 2018

Further to the invitation received to attend the event on Tuesday, 6th November, it was AGREED that the Chair and his Lady would attend on behalf of the Parish Council.

(d) Skatepark Update & Request for CCTV Coverage

The Clerk confirmed that the inspection report had been received for the skatepark. While it needed to be reviewed in detail, there were some concerns. It was AGREED that the report be circulated to Members.

In terms of the anti-social behaviour, it was AGREED that the Clerk should progress the matter with Newark & Sherwood District Council, irrespective of Youth Services.

(e) Footpath No 2 – Fallen Tree

The Clerk explained the situation that had recently been experienced with a fallen tree on Footpath No 2, which ran up to Crab Lane from the Ferry. The Rights of Way Officer had confirmed that the contractor had now been on site and work to remove it was complete.

It was AGREED that the Chair would check and advise the Clerk if any problem.

(f) Local Improvement Scheme – Village Gateway Sign

The Chair advised that Cllr Laughton had suggested that a separate application be submitted to the Local Improvement Scheme for a village gateway sign.

It was AGREED that the Clerk would progress this.

NM39-19 Highways

(a) Highways Repair Log

Members received and noted the highways repair log. It was AGREED that overhanging vegetation on Great North Road be reported on the portal and added to the log.

The Clerk asked Members to advise which areas they considered priority for resurfacing works, to forward to Councillor Laughton.

Four areas were given:

- Old Great North Road/The Park
- Entrance to The Grange
- Main Street /Church
- Vicarage Lane

which would be forwarded for inclusion in the County Council's programme.

(b) Drainage on Main Street

The Chair updated Members on the drainage issue recently experienced on Main Street. The Clerk confirmed that the Planning Officer responsible for the affordable housing scheme had been advised.

(c) Advance Roadworks – Closure of Norwell Level Crossing, Vicarage Lane – overnight, Friday, 21st September 2018

Members received and noted the advance roadworks bulletin of Norwell Level Crossing overnight on Friday, 21st September 2018.

Councillor Catanach reported on a recent incident on Church Lane crossing, South Muskham, where a woman had fallen over on the crossing and broken her wrist. The gates had lifted but then gone down again quickly while she was walking across. This should not happen as the crossings were monitored by CCTV. South Muskham and Little Carlton Parish Council have reported the incident and will keep North Muskham Parish Council informed.

(d) Advance Roadworks – Southwell Ploughing Match – Saturday, 29th September 2018

Members received and noted the advance roadworks bulletin regarding the closure of roads for the Southwell Ploughing Match on Saturday, 29th September.

(e) Advance Roadworks – Closure of Bathley Lane Level Crossing – overnight, Friday, 5th October 2018

Members received and noted the advance roadworks bulletin regarding the closure of Bathley Lane level crossing overnight on Friday, 5th October 2018.

NM40-19 Financial Matters

(a) Accounts for payment:

The Chair referred to the accounts for payment. It was AGREED unanimously that the following accounts be agreed for payment:

- Clerk's Wages – August - £242.40
- HMRC – PAYE - £60.60
- MRCC – August Hire & Refuse - £31.75
- Village Handyman - £
- Smiths Timber Merchants - £23.78

(b) To note any receipts

To note any Receipts:

- Community Commemoration Fund - £300 Beacon Light Funding
- VAT Refund
- Lamp Post Poppies

(c) Financial Report to 30th August 2018

Members received and noted financial documentation outlining the Council's financial position as at 30th August 2018.

NM41-19 Correspondence

(a) 18/01687/FUL – Trent Cottage, Marsh Lane, North Muskham - eHouseholder application for Single storey rear extension includes change of facing materials

The Clerk advised receipt of notification of a planning application submitted at Trent Cottage. It was AGREED that this be circulated to Members for consideration at the meeting on 8th October.

NM42-19 Date of Next Meeting

Monday, 8th October 2018

The meeting closed at 8.49pm