



THURGARTON PARISH COUNCIL

Chair: Tina Tsoukatos

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THURGARTON PARISH COUNCIL

Draft minutes of meeting Monday 25th July 2016 7.30pm at the Methodist Church.

THOSE PRESENT/APOLOGIES

Cllr	Tina Tsoukatos	TT
Cllr	Roger Aston	RA
Cllr	Charles Day	CD
Cllr	Andrew Parker	AP
Cllr	David Lewis	DL
Clerk	Sue Carne	Clerk
	10 members of the public	

ACTION

1.0 **APOLOGIES FOR ABSENCE** : None

2.0 **DECLARATION OF INTERESTS**: RA in 6.2 planning application for Elmcroft. Clerk in 9 - Confidential item.

3.0 **RESOLUTION TO EXCLUDE PUBLIC AND PRESS** from confidential item 9 – Proposed TT, seconded CD and agreed unanimously.

4.0 COUNCILLORS

4.1 Co-option of Councillor – TT proposed Natalie Robinson. This was seconded by CD and agreed unanimously. NR joined the meeting. Clerk

DL would be taking on the Village Hall role, NR Emergency Measures role and the Council was still looking for another Councillor to take on the Environment role.

5.0 QUESTIONS/STATEMENT FROM THE PUBLIC

- The developer of the Red Lion gave a summary of the proposal. The pub had been extended over the years, some of which would be removed to make a more manageable facility and to enhance that part of the Conservation Area. An existing building would be converted to residential use and there would be 4 new builds. The present car park would be taken up. The dormers would have low eaves to keep them low key. TT read some of the comments that the Parish Council had received: there may be a right of way to the left of the site; there would be 11 parking spaces too few and one less property would create more parking space; concern over viability because the new pub would be too small; few pubs do not do food and food would give locals a reason to go there; the amenity value of unit 1 was small as it was adjacent to the car park and patio; if it is not viable then it may be converted to residential use; the parish has already exceeded the requirements of the Housing Needs Survey; there are affluent people in the village who would want to go and use the facility; it looked too small to be a family pub; concern over the height of the semi-detached houses as the elevation is high; would like to see bungalows rather than houses because of the height; there was no project plan.
- The developer of Elmcroft outlined the planning history of the site. The property had been sold and the new owners wanted to make some changes to the planning application granted. The rear extension would be larger and the garage be a triple rather than a double. A member of the public objected to a triple garage on the grounds of need and also to the bat loft being close to the boundary with his property. Above the garage would be a small bed annexe for the Nanny. A discrepancy was found – there were three windows in the roof of the garage overlooking the house and none on the other side.
- There were two applications for the Coach and Horses site. One was for internal changes to the smaller corner unit; changes to some internal walls; additional roof lights; ensuite; and the roof structure would be replaced as the roof was not sound. The other application was for the new builds which were three bed roomed instead of two as per the original permission. There was space for the extra bedroom. The developer said that this was due to an error with the drawings. The extra bedroom would make the house prices too high for some to afford. It was confirmed that the ash tree would belong to the left new build and that the car port would have guttering. The footpath would be discussed in

September. RJ said that the applications would go before the planning committee.

- 6.0 PLANNING**
- 6.1** REF:16/00965/FUL Proposed retention of 'The Red Lion' public house (following its alteration and refurbishment); the residential conversion of an ancillary outbuilding; and the erection on 3no. dwellings and 1no. dormer bungalow and garaging. The Red Lion Public House, Southwell Rd, Thurgarton. Clerk
After discussion TT proposed 'Do not approve planning application for the following reasons: too many properties on the site; unit 1 will not work; 20-25 parking spaces are needed; not viable as a Pub – not large enough for food; bungalows should be considered.' This was seconded by AP and agreed unanimously.
- 6.2** REF:16/00951/FUL Householder application for partial demolition, alterations, refurbishment and extensions to main house, erect new three bay garage with roof space annexe accommodation and bat loft and site garden room. Elmcroft The Park Thurgarton Clerk
AP proposed 'Approval' Voting was 4 in favour, 1 abstention and 1 Councillor declared an interest and did not vote. NSDC to be informed that the plans are inconsistent re windows on garage. There are no windows on rear roof slope of garage and 3 roof lights on front roof slope (facing Elmcroft House).
- 6.3** REF:14/01262/FUL Proposed residential development comprising conversion of former public house (including alterations and removal of modern additions) to form 2no. dwellings and redevelopment of car park to provide 3no. two-bedroom dwellings. Coach And Horses Public House Nottingham Road Thurgarton – Amended plans Clerk
New builds – CD proposed 'Application turned down as the proposals were not in accordance with the original plan.' This was seconded by AP and voting was unanimous.
Conversion of existing buildings- CD proposed 'Approve'. This was seconded by DL and voting was unanimous.
- 6.4** REF: 16/00529/FUL Proposed residential redevelopment. Priory Farm, Nottingham Rd, Thurgarton, Notts – Update Clerk
There was concern that the hay barn was collapsing. If it was not demolished or made safe asap then RJ would get someone to look at it. TT reported that the objection to the plans by the IDB had been withdrawn.
- 7.0 FINANCE**
- 7.1** To approve expenditure and sign cheques:
Darryl North Website hosting and domain name fees £60 .00
* M Tsoukatos NP display boards, posters, stationery, ink, postage, other £1366.70
*TCA Room hire and poster frames NP £96.52
- 7.2** *Natalie Robinson Children's stuff NP Plan drop in event £18.17 Clerk
*Amended figures
CD proposed 'Pay accounts as put forward' and this was seconded by DL. Voting was 4 in favour. TT and NR declared an interest and did not vote.
- 8.0 MEETINGS**
- 8.1** Meeting dates for the year - TT proposed that 'Meetings should be held on the first Tuesday of every month (with the exception of August when a meeting would be held when required). This was agreed unanimously.
- 8.2** The next meeting would be Tuesday 6th September 2016
The Public and Clerk left the meeting.
- 9.0 CONFIDENTIAL ITEM**
- 9.1** Clerk's pay – 'The Clerk should work 15 hrs per month at SCP15, paid quarterly as from 1st August 2016. For the period from October 2015 to 31st July 2016 the Clerk would be paid for 18 hours per month.' This was proposed by CD, seconded by AP and agreed unanimously. Clerk
- 9.2** Clerk's contract of employment - Deferred TT

The meeting closed at 9.45pm