

THURGARTON PARISH COUNCIL
Minutes of the Council Meeting held on Thursday April 27 at 7.30 pm in the Methodist Church

Couns Tina Tsoukatos (Chairman) (A)
Roger Aston, Denise Bryant, (A)
Charles Day, David Lewis,
Natalie Robinson and Katie Chan

In attendance: Clerk Mike Elliott, Coun. Roger Jackson (Notts County Council and Newark and Sherwood District Council member) and six members of the public.

In the absence of Coun. Tsoukatos, the chair was taken by Coun. Day.

- 1] APOLOGIES Couns. Tina Tsoukatos, Natalie Robinson and the reasons accepted.
- 2] DECLARATIONS OF INTEREST Coun. Day in respect of planning application 17/00641/ful.
- 3] MINUTES FROM PREVIOUS MEETING HELD ON MARCH 23, 2017 were accepted as circulated and signed by the chairman.

4] CLERK'S REPORT ON PREVIOUS MEETING BUSINESS

WWI event November 11 2018. Members were reminded the council had been asked to seek someone in the village who had a relative involved in the First World War and to invite them to be part of the event planned to celebrate the centenary of ending of the war on November 11 next year.

Bin sticker scheme – Newark and Sherwood District Council say no planning permission is required if the bins bearing the stickers are not left out on the roadside permanently.

Traffic cones Acacia Hair salon. The matter was in the hands of the council chairman.

Neighbourhood Plan. Members were reminded that the referendum was taking place alongside the Notts County Council elections on May 4.

Robert Jenrick MP, gave information on a fund launched by the Government for natural flood alleviation measures. The clerk was asked to circulate the information to all members.

5] ITEMS FROM THE PUBLIC

Comments were made on planning matters with concerns being expressed in relation to an application involving proposed erection of a dwelling and detached garage at Roewood Lodge.

6] CORRESPONDENCE

Notts Scouts Adventure invited council representatives of the council to the official opening Hoveringham Activity Centre on Saturday May 13. OSB Events, gave details of an Outlaw Half Triathlon event involving the road through the village on Sunday May 21 and then again on July 23.

David Dixon, Accountant wrote in regard to the Internal audit, asking for a number of items of information to allow him to undertake his work. The clerk should check on the web-site of Newark and Sherwood District Council for the individual members interests forms.

7] PLANNING

NEWARK & SHERWOOD DISTRICT COUNCIL APPLICATIONS

17/00697/FUL. Holly Tree Cottage, Proposed dwelling including demolition of existing garage. Object. Members agreed the recent housing needs survey identified a need for some 10 houses of varying sizes to be built within the village, due to a series of events there are now 25+ approved housing plans. Of these some have been built, two sold, several under construction and several still at the pre-build stage. This represents an 18%+ increase in housing for the village. For this application, there has been no building needs survey of the village, a requirement of the Neighbourhood Plan that is currently supported by 90%+ of the villagers who responded to the questionnaire. Whilst the Neighbourhood Plan has not been formally adopted we believe that the council have a duty to abide by it and therefore voted four to one against the application.

17/00641/FUL. Roe Wood Lodge, Erection of dwelling with detached garage, including internal alterations. Rear facing roof lights and front elevation window in lieu of Garage Door. (Revision of planning application 15/02291/ful). Object. The council feel this is a significant modification to the approved planning application 15/02291/FUL which was the third application for this site, the previous two having been rejected by both the Parish Council and NSDC for a number of reasons. The original two bedroom property satisfied one of the needs highlighted in the recent housing needs survey, the modification from two to four bedroom means that it no longer satisfies this need. In addition the inclusion of a large double detached garage with overhead storage built up to the boundary of the property not only produces a risk of a road collision for anyone exiting the property onto Bleasby Road, a known speed issue road, hence the interactive speed sign installed by NCC, turns what was a pleasant looking house into one that does not fit in with the character of the village. The recent housing needs survey identified a need for some 10 houses of varying sizes to be built within the village, due to a series of events there are now 25+ approved housing plans. Of these some have been built, two sold, several under construction and several still at the pre-build stage. This represents an 18%+ increase in housing for the village. For this change to the original application, there has been no building needs survey of the village, a requirement of the Neighbourhood Plan that is currently supported by 90%+ of the villages who responded to the questionnaire. Whilst the Neighbourhood Plan has not been formally adopted we believe that the council have a duty to abide by it and therefore voted four to nil against the application with one abstention due to a conflict of interest. In addition the Parish Council were advised that the majority of the neighbours who had been contacted directly by N&SDC have written to the district council. to object for a variety of reasons.

17/00170/HRN. Barn Farm, Priory Road Removal of hedge due to a dangerous gradient when working tractors near, hedgerow dying with gaps and no longer supporting habitat for wildlife and reduction of soil erosion. Object. The application was opposed unanimously as the council did not believe that there was sufficient reason to remove an old hedge to have it replanted elsewhere. Bearing in mind that it will not be permitted to remove it until later this year unless special permission is granted by N&SDC it was felt that further information should be submitted if the applicant wished to continue.

NEWARK & SHERWOOD DISTRICT COUNCIL DECISIONS

17/00084/ful. Mr and Mrs C Savage, Bankwood House, Oxtun Road. Voltanaic panels including alterations to ground levels. Permit.

8] STRATEGY ROLES

EMERGENCY MEASURES (NATALIE ROBINSON)

Beck Monitor SMS Service:

Scheme has been communicated to village via email, Thurgarton People with sign up form.

- a. Final queries with Tbfd (service providers) -
 - i. Indemnity – they can't be held responsible for flooding in people's houses neither can the Council therefore disclaimer has been provided to make participants aware
 - ii. Battery back-up – awaiting costs from Tbfd to have a battery back-up in event no power
- b. Defibrillator
- c. Contact made with Community Heartbeat Trust who have provided details of services they provide to Communities with defibrillators. Their WebNos system is a national database of all the defibs along with scheme co-ordinators and ambulance service responder manager. The benefits of this are that training records, maintenance can be recorded centrally and notifications set up to remind when checks are required. This is free of charge service. Proposal to register our defibrillator for service (agreed).
- d. Community heartbeat trust also raised some points around the defibrillator which Councillor Robinson will follow up and report back to the Council.
- e. Thurgarton Emergency Plan
- f. Database nearly updated – awaiting one area out of six to complete.
- g. Next activity is to review Road Closure Scheme – Councillor Robinson has had contact from Nottinghamshire County Council to review the Policy they originally helped put in place to ensure it's up to date.

HIGHWAYS AND BROADBAND (CHARLES DAY)

There was currently no update on the Broadband situation.

Notts County Council highways had carried out some pot-hole filling work but there was some work still required on drain clearance. There were proposals for a 40mph speed buffer around the village and for white lining work, but yet no firm date when the improvements would be made.

VILLAGE ASSETS (ROGER ASTON)

The following resolution for discussion was submitted by Coun. Roger Aston:

"The Council, having been made aware that Trinity College, Cambridge, has indicated its aim to dispose of its assets in Thurgarton and Hoveringham, resolves to approach the said College and/or its agents with the objective of commencing negotiations to acquire the freehold of the Village Hall."

In a comprehensive report, Coun. Aston outlined the history of the Village Hall and said that in 1952-54 Trinity College granted a 99-year lease on a piece of land on Bleasby Road. The lease now has approximately 37 years to run. The signatories to the lease are all deceased or defunct.

He said the lease provided for an annual rent of One shilling. Villagers subsequently erected the Village Hall. It was not provided by Trinity College.

Coun. Aston said the liabilities of the lease provide for the payment of One shilling per year and to clear the site at the end of the 37 years assuming, no renewal of the lease. "Recently, enquiries were made with a view to obtaining grant funding to re-build the Village Hall. However, this was not successful because the lease was not sufficiently long," added Coun. Aston, adding that efforts were then made to extend the lease, but it was found that the rent would increase to £1,000 p.a. and the Village would have to pay all the legal and estate agents costs amounting to around £2,000 and said over the period of the remaining lease, the cost would have been at least £40,000. Any new lease is likely to have been drawn as a "modern lease" which normally provide for upward only rent reviews and break clauses. A new lease was not a viable proposition.

Coun. Aston said the current position is that the lease has 37 years to run at a rent of five pence p.a. but the site has been designated by the Planning Authority as amenity land meaning it cannot be developed for housing. He said the Parish Council has been made aware that Trinity College wishes to dispose of its Hoveringham and Thurgarton interests and, that being so, there is an opportunity to acquire the Village Hall freehold. The purchase of the freehold could be financed with a loan from the Public Works Loan Board.

The comments from Coun. Aston outlined the fact that the village Hall is the only valuable asset available to the community which the village now has since the public houses are gone or closed. "The Village Hall needs to be re-built and, being wooden, it has a life which is coming to an end. With the acquisition of the freehold, it would be possible to seek funding to re-build it," he said.

The council were given examples of nearby villages which achieved similar success and include Bleasby which acquired a field next to the church as a village green and to prevent any development taking place next to the church and Bulcote which has done the same thing for the same reason.

The report from Coun. Aston was approved and he was thanked for its contents. Coun. Day was to look to progress the matter with a suggestion at the meeting that an approach be made to Trinity College Cambridge as owners of the land with a view to them donating the site to the council.

VILLAGE HALL (DAVID LEWIS)

Coun. Lewis reported he had attended the Thurgarton Community Association meeting on April 26. TCA requested that the PC look to acquire the village hall as a village asset as it is understood that Trinity College wish to dispose of some of their assets in the area.

Finances are still positive, however Easter event was not as well attended as last year. Next event to be held on 7th July as a sports event. Hall insurance is due for renewal in June and a request was made to link it with the PC village insurance. Currently not seen as an insurable interest by the PC. To help and manage the development and repair of the village hall it is suggested that a separate working party be set up under the PC - village to be asked for volunteers.

NEIGHBOURHOOD PLAN (TINA TSOUKATOS)

The referendum poll would take place on May 4 alongside the Notts County Council election.

The council felt it should not look for a speaker to attend the parish meeting.

COMMUNICATIONS (KATIE CHAN)

The PC discussed progress regarding refurbishment of the Red Lion.

Communication with the Red Lion has been achieved through a dialogue with Nick Basely Planning Consultant, who made the points below.

A new and experienced Owner/Operator is being sought prior to the internal refurbishment of the pub. The question was asked if the village would have an appetite to own/run the pub.

A questionnaire has been put together by the Parish Council, asking villagers what they would like to see in their 'New Red Lion'. Parishioners will have the opportunity to complete this at the village hall on 8th June from 8am-8pm. (to coincide with the General Election)

The village will be informed of the opportunity to participate in the future of the Red Lion via email and the Thurgarton People publication.

Katie Chan will include her contact details and hand deliver a copy to anyone who requests a questionnaire.

The council voted in favour of the questionnaire. The aim is to furnish the new operator with ideas from the villagers, in an effort to contribute to the sustainability of the pub.

9] FINANCE

CHEQUES FOR PAYMENT were approved as per the circulated list.

10] ASSET REGISTER

The clerk had updated the figures. The list should record the purchase price of the items on it.

11] AGENDA ITEMS FOR NEXT MEETING MAY 25, 2017 Nothing was put forward

12] CLERK'S CONTRACT The matter was to be progressed after the annual meeting of the council.

There being no further business the meeting closed at 9-35pm.

