

WINTHORPE WITH LANGFORD PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Thursday 24th February 2022 at the Village Hall commencing at 7.30pm.

Present: Mr Lee Cammack (Chairman), Mr A Leary, Mr B McClymont, Mr B Wright, Mr M Kneen, Mr B Allen, Mr P Smith, Mr S Lord and Mr P Farmer

Clerk: Mrs S Sillery

District Councillor: Mrs L Dales

Prior to the start of the meeting, there were village residents in attendance wanting to discuss the Winthorpe House amended planning application. The Chairman introduced himself and recommended that any discussions take place before the official meeting.

The Chairman confirmed that the Parish Council would discuss the amended application during the meeting and will give feedback to Newark and Sherwood DC but would take into account the views of the residents at tonight's meeting.

He explained that members of the Council had met with Lisa Hughes from NSDC and held a constructive meeting. The frustrations of the Parish Council were aired, and one of the questions asked was why planning applications aren't turned down at application. Lisa explained that they had a duty to work with the applicant and if they immediately turn down applications, the applicant may win on appeal. The Planning Department do have rules and regulations to follow with all planning applications.

Questions that were emailed to the Clerk prior to the meeting were as follows:

The Report from Sustainable Acoustics regarding noise levels has still not been forthcoming. The applicant has had over 11 weeks to share this report. In the spirit of openness and fairness, the residents are disadvantaged. How can the applicant possibly justify the delay, and will this delay be viewed negatively by the Planning Office and District Council?

Councillor Dales confirmed that the applicants' agent has received the noise survey but NSDC have not received it as yet.

A resident said that noise was a significant issue and they felt that this was not being dealt with sufficiently by the applicant. The village already suffers from noise from the Show Ground. It was also suggested that the residents should be given extra time to respond to the findings of the noise survey. The Parish Council felt that this was valid point and would put this request in their feedback.

Another resident asked what the scope was in relation to noise. It is not just music but also traffic noise. The number of cars travelling up Gainsborough Road after an event will be very noisy and will there be a speeding concern? There will be no access to public transport at night, so there will be lots of cars involved.

Another question was, how are these noise tests conducted and who is paying for them? Councillor Dales said that there were no practical tests done but they would be compared with similar venues in similar areas. The Agent pays for the survey and Environment Health will review the report.

The residents felt in general that they had been given very limited time to respond to the amended plans. Councillor Dales explained that the software used for the planning portal does not allow the end date to be amended. Councillor Dales will talk to Lisa at NSDC with a view to extending the date for comments to be in by. If an extension is allowed, we will inform the village via our twitter page and website. The Planning Portal when used often times out before you have input all your information. This is extremely frustrating.

The residents also felt that the access plans were very difficult to decipher. They would like the exact new access point from Gainsborough Road to be clarified and does the applicant actually own the land to enable the access?

Another question was, what will NSDC do about the work that the applicant has already completed prior to planning consent. Is this a criminal offence? The impact on wildlife needs to be considered. We need to keep the village rural and the removal of large amounts of trees does not help. Councillor Dales confirmed that if the application were to fail, reinstatement works would be

required. Nothing appears to have been done by the Enforcement Officer and Chris Briggs told one resident that they were wasting their breath reporting work being carried out. A resident pointed out that on the initial application, the applicants answered “No” to the question had any work already started. In the amended application however, they confirm that work commenced in July. This suggests a lie by the applicant. Is this illegal? There seem to have been many breaches from the start. Councillor Dales confirmed that there was no legislation to prevent retrospective planning applications.

Mr McClymont raised his concerns about too many applicants commencing work prior to planning approval. The culture of retrospective applications is just not the way things should be done.

Another resident asked why, when there was missing information from the original application, did the Planning Department still register the application. The resident was under the impression that if information was missing, as in this case disabled access, the Planning Department shouldn't even register the application. Councillor Dales explained that all applications are registered immediately they are received. Once the application was registered, the Planning Department went back to the applicants with two major concerns, noise and highways issues.

A resident told how the Enforcement Officer had asked him to send google photos of the work being done. This does not feel like the job of a resident. How can an Enforcement Officer not consider a tarmac path being laid in a conservation area not a matter of concern?

A resident asked how many appeals an applicant has if planning is refused. Councillor Dales confirmed only one appeal to the Appeals Inspector then it would go to the High Court.

Another question raised was how can we, as residents, save our beautiful conservation village, protect its heritage, its special character, trees and wildlife from this ill-conceived application which the applicant suggests will be a positive development for the village of Winthorpe.

There was also some confusion as to which residents should have been informed of the planning application. Some residents had emails that went

into their spam folders. A property opposite Winthorpe House didn't get notification whilst their neighbours did. It all seemed very random. Councillor Dales confirmed that any property with a boundary to the application property should be informed. This does not seem to have been the case at all.

The Chairman thanked everyone for attending the meeting. He reiterated that the Parish Council would discuss the amended application and take into account what they had heard tonight. Some residents asked if they could remain or the meeting and the Chairman confirmed they could listen but could not contribute to the meeting.

10/22 Apologies – Mr P Smith and Councillor Emma Davies

11/22 Declarations of Interest – Mr Allen, Mr Farmer and Mr Cammack in relation to planning

12/22 To Receive and Accept the Minutes of the Parish Council held on the 20th January 2022

Mr Cammack confirmed that a meeting had been organised with the CEO of the Show Ground on the 11th of March. Mr Smith will attend if he is back from his holiday otherwise Mr Leary will be on standby.

Holme Village joining in with the Neighbourhood Plan – no response as yet in relation to this.

Gates on the Floodbank – Jim Hallam along with Steve Lord have done a marvellous job with the gates. The gates were free, but Mr Hallam would not take any money for his time. It was agreed that a letter of thanks should be sent by the Chairman.

Listening Bench – Mr Lord has found a teak bench for £300 and £55 or a plaque. He has kindly offered to install the bench near the new oak tree. It was agreed that the tree should be in remembrance of Councillor Maureen Dobson for all the good work she did for the village.

The Clerk confirmed that she had received an email from Sue Jackson, the daughter in law of the late Chairman Steven Jackson. Mrs Jackson confirmed

that the bench was in need of some maintenance and also that the plaque to commemorate Mr Jackson was spelt incorrectly. It is spelt with a PH when in fact it was with a V. This clearly needs to be amended. There are two other benches at the tennis courts which could do with some work and the Clerk was asked to contact Doug Lyne to see if he could look at all three benches with a view to sanding and re-teaking.

Focal Point – Lizzie is standing down and there is a lady in the village who may be interested, Julie Hill. Mr Lord knows Mrs Hill and will have a chat with her. We are also in need of an auditor for Focal Point if anyone knows anyone who might be interested.

Dog Bins – we have spare dog bins for Holme Lane opposite the allotments and Gainsborough Road. Mr Lord will arrange installation.

Trees at the Alms houses – The Chairman met with the District Council tree surgeon Ben Stacey. The sycamore trees need to come out down to hedge level. A report has been sent to NSDC and we await an update. Councillor Dales confirmed that the cost of the work is £2555 plus VAT. Clearly this is not sustainable by the Parish Council. Land Registry searches are currently being undertaken regarding the ownership of the land. Mr Allen suggested that the removal of the trees needed to be done within the next month.

Mint Leaf – Councillor Dales to talk to PC Gareth – ongoing

Defib Battery funding – Councillor Dales to talk to Mr Cammack about this matter.

Confirmed as a true record – proposed by Mr Leary and seconded by Mr Wright.

13/22 A46 Update

Chris Neale of the Think Again Group was at the meeting to answer questions about the preferred route as announced by the Highways Agency.

The preferred route is a modified option 2 which is very similar to the option 3 that was put forward by the Think Again Group. Mr Neale said the outcome

was better than we expected but still not everything we wanted. The devil is in the detail and there is still work to be done. Apparently, the designers of the project are being changed.

The option 2 uses less of the Winthorpe parkland but we want to save all of the parkland. There are various public meetings with Highways to discuss the preferred route. One of these will be in the Lord Nelson on the 3rd of March 9am – 1 pm. We won't know all the details by this meeting. Many things are still undecided such as speed limits. It was felt that we should push for a 50 mph speed limit and traffic lights at the Winthorpe roundabout.

The level of acknowledgement Highways have given to the Think Again Group cannot be ignored. The people involved in the group should be applauded for all their hard work. A letter of thanks to go to Sarah-Jane Page. Action Clerk. We must however keep up the pressure, we are not there yet.

The flyover will be further south at the Cattle Market roundabout. The road would take out the Mint Leaf and the Petrol Station. The existing A46 will be reused between the Friendly Farmer roundabout and Winthorpe junction. The current stance of not taking Show Ground land needs to be challenged.

Mr McClymont pointed out that the A1 north get very congested on the slip round. There are no changes planned for this although it is anticipated that there will be 50% less traffic using this road.

Mr Wright voiced his disappointment that there was not to be a flyover at the Winthorpe roundabout.

Mike Hillier, the lead man for Highways will visit the route. Robert Jenrick will be in the village on the 11th of March. He has been very supportive of the Think Again Group.

Mr Leary outlined the timelines – 2025 construction commences with completion in 2028. Development Consent Order by the Autumn. There is talk of three lanes, but Mr Kneen said he was not aware of it. This is a question to put to Mr Jenrick.

14/22 Neighbourhood Plan Update

In his absence, Mr Smith had left an update with the Clerk

- NP Working Group Meetings are progressing well – the next meeting will be held next Tuesday the 1st March
- We have organised two Parish meetings which will be held at the Community Centre, they are as follows:
 - Tuesday 15th March 10.30am to 12.00 pm
 - Wednesday 23rd March 7.00pm to 8.30pm
- The aim of both meetings is to feedback the outputs from the survey conducted in December and get feedback from those attending the sessions
- I will put together some slides and lead the presentation, Focus Group leads from the Working Group will then say a few words around their topics and together we will then encourage feedback from those attending
- The meetings have already been advertised in Next Door (Thanks Phil) and several times on Twitter. They will also be featured in the March edition of Focal Point, but could PC members please spread the word and think of any other means of communicating to residents
- Steve Kemp (Open Plan) is constructing an outline plan structure so that we can begin to flesh out the contents and provide some direction to how the plan is going to look
- The Housing Needs Assessment has now been signed off
- The Business side of the plan is developing well, and I met with Mark Brown (Business Lead) last week to work through some ideas which he will share at the next WG. Mark is now also picking up Community Groups
- Mark has developed 2 new surveys which look very good, and he has shared these with the rest of the WG members for comment. One is aimed at residents and covers business related questions, the other is aimed directly at Businesses represented in the parish. It's intended that these surveys will be launched late March/early April
- We are also working towards a 'Village Walkabout' which is intended to help develop a common character for the parish (conservation and built environment) and may include aspects of a Winthorpe 'Heritage Trail' More information on this to come but the working date at the moment is 14th April
- Working Group members on the Parish Council may wish to add their views at the PC.

15/22 District and County Councillor Update

We have two new Councillors. Emma Davis is a new District Councillor and Debbie Darby the new County Councillor. Hopefully we will see them at our meetings in due course.

Councillor Dales confirmed that there was no further update on the Traveller Site.

Councillor Dales is still working on getting the speed signs back one for either side of the road. The double yellow lines outside the school is still ongoing.

16/22 Invoices for approval and other financial matters

Current Account **£3,742.04**

The Events and Festival accounts have been closed and transferred to the current account in the sums of £225.97 and £770.56 respectively. Bank charges of £5.80 on this account for January. Clerk confirmed she has just paid the Community Centre £60 for the two Neighbourhood Plan meetings which are due in March.

Focal Point **£2,119.91**

Willsons paid £214 for February printing. Two late cheques paid in after accounts sent out £84.00 C Smith and £110 for St Giles Holme. £5.00 monthly charges

Tennis Club **£4,716.37**

£5.00 charges

Holding Account **£13,501.49**

Property Trust Account **£7,817.60**

Western Power cheque paid in of £77.51

Neighbourhood Plan Funds **£7,836.00**

£60 to come off this for Community Centre hire

The Clerk confirmed that she had had a telephone appointment with Santander with a view to transferring our banking to them from the HSBC. It would seem that the old issue account we hold but no longer use is in fact a current account. We could begin to use this as the main current account. The Clerk asked if we could open two other current accounts. We cannot have more than one in the Parish Council name. However, we could open one for Focal Point and Tennis Club. In order to do this, Santander would need to see the Constitution and Minutes for both entities and will decide having seen them whether to allow current accounts to be opened. We can open savings accounts for the holding account and for the combined Festival/Events monies. Three signatories are the maximum on all accounts not the four we currently

have. To open the accounts, the three signatories would have to travel to Lincoln to open the accounts. It was agreed that the three would be Mr Cammack, Mr Allen and the Clerk. The Chairman is to sort out the Constitution and the Minutes and the Clerk will send them to Miles McLean at Santander. Meanwhile it was agreed to close the Focal Point and Tennis Club accounts and transfer them to the HSBC current account to avoid more charges whilst waiting for the Santander accounts to be opened. Clerk to arrange.

17/22 Planning Applications/Updates

- The Old Post House, 31 Gainsborough Road (The Chairman's House!). Reduce the height of a Scots Pine by no more than 3.0m, tree is leaning towards a neighbour's property. **No issues from my POV**
- Greencroft, The Spinney. Two storey extension to the front of the property. The plans for this alteration look good and should substantially improve the look of the house from the road. The extension being at the front does move it nearer to the road, especially as the house is already towards the front of the plot. However, e-mailed Lee/Phil/Mark and we saw **no reason to object**.
- Fleet Cottage, Holme Lane. Fell 6 Leylandii on eastern boundary of the property – **No Consent required**

Winthorpe House – Mr Smith had prepared a draft response to NSDC. The views of the residents in attendance at the meeting will be added and our response will reflect their objections.

We will formally request 21 days after the final piece of evidence has been received to review evidence.

Mr Kneen and Mr Farmer will work on the response to NSDC and send to the Clerk to submit to the Planning Department in time for the 1st March deadline. The Parish Council unanimously object to the amended application.

18/22 Correspondence and AOB

The Clerk had received an email from Debra Kelly asking if we would be interested in having a community online directory to support local businesses, organisations and create a stronger voice for the council. It was felt that this was not necessary for our small parish. Clerk to respond.

Nottingham and Nottinghamshire Waste Local Plan – consultation period 7.2.22-4.4.22. Clerk to email all Councillors.

Community Champions grant opportunity from Lincolnshire Co-op – Clerk to forward to Paul Matthews at Winthorpe Cricket Club as he is looking for funding for a new sight screen.

Email from Administration Services at NSDC in relation to the Boundary Commission's public consultation on its proposed map of constituencies. Clerk to circulate to all councillors.

Email from Rebekah Newman – final year student at Nottingham Trent University studying property development and planning. Clerk to forward to Paul Smith

Email from Admin Services informing us that the Household Support Fund self-referrals have been paused whilst the workload is looked at. This will be reviewed in due course.

Email from Administration Services regarding Non-designated Heritage Asset Criteria – this has been dealt with via our Neighbourhood plan work.

Email from box.CommRelations – Martin Bage, National Grid Project Engineer wrote to inform us that essential refurbishment work is being carried out on overhead electricity line between Cottam Power Station and Ufford near Peterborough. Some of the work will fall into our parish and will run between March and September.

Email from Jenny Palmer introducing herself as the new Community Relations Officer for NSDC working in the Newark Town area and surrounding villages south of the river Trent. Jenny asked to meet up with the Parish Council and it was agreed to invite her to the March meeting. Clerk to arrange.

The Cricket Club have requested grant funding from the Parish Council in order to purchase a sight screen in the sum of £1,140.00. It was discussed and felt that the Parish Council would sooner fund improvements to the land or the club house. Councillor Dales said she would send details of the Sports Fund to Mr Matthews. The Clerk also had details of grant funding by Lincolnshire Co-op and she would forward the details.

Mr Lord had been informed of a van being broken into on Gainsborough Road. In the absence of Neighbourhood Watch, it was agreed to put this on twitter to warn residents in the village.

Mr Farmer is away with work for the next three weeks and asked if someone would water the new oak tree. Mr Lord agreed to do this.

Mr Lord had noticed some development work on the left-hand side of Holme Lane where the horses are near the cricket pitch. Some hard core seems to have gone down. Councillor Dales will visit the site.

There is a dead swan on the bank – Clerk to ring DEFRA.

Meeting closed 9.20 pm