

# WINTHORPE WITH LANGFORD PARISH COUNCIL

## Minutes of the Meeting of the Parish Council held in the Village Hall on 19<sup>th</sup> September 2019 commencing 7.30 pm

**Present :** Mr L Cammack (Chairman), Mr A Leary, Mr B Wright, Mr B McClymont, Mr P Farmer, Mr P Smith and Mr M Kneen

**Apologies:** Mr S Lord and Mr R. Allen

**District/County Councillor:** Mrs M Dobson

**District Councillor:** Mrs L Dales

**Clerk:** Mrs S Sillery

**Visitor:** Mr Nathan Finney

Before the meeting officially started, the Chairman introduced Mr Nathan Finney to the Parish Council regarding his bid to purchase a plot of land on Holme Lane. The land is situated on the right hand side beyond the sewerage works.

The land has a covenant on it which only allows agricultural use. Newark and Sherwood DC have suggested to Mr Finney that he talk to the Parish Council with a view to them lifting the covenant.

The covenant gives the owners of the neighbouring land a say as to what the land is used for. As the Parish Council own the adjacent land (Allotment Field), they can determine the future use of that land.

Mr Finney wants to use the land as a camping field. He has spoken to the Camping and Caravan Club who can give permission for members of their club to use such sites and therefore no planning permission is required. The intention is to allow a maximum of 5 caravans and 10 tents at any one time. They can only be on the site for up to 28 days. Failure to conform with the numbers and timespan would mean the Camping and Caravan Club would revoke their licence.

The site would need to offer clean drinking water and an underground septic tank for waste disposal unless a connection can be made with the main drain.

Mr Finney was asked if he had spoken to anyone in the village and also was he aware that the Cricket Club offer a similar facility. He had not spoken to anyone and was unaware of the Cricket Club situation.

Mr Smith asked if there was a market for a camping site in the village. Mr Finney then spoke of the possibility of a site aimed at disabled people but this was more long term.

Mr Finney was essentially asking for written consent from the Parish Council to remove or amend the existing covenant.

The Chairman thanked Mr Finney for attending the meeting and putting his case forward. He confirmed that the Parish Council would discuss the matter and be in contact accordingly.

Main Meeting

**62/19: Declarations of Interest – None**

**63/19: To receive and accept the Minutes of the Parish Council meeting held on the 18<sup>th</sup> July 2019**

Notice Board – The Chairman had met with “Men in Sheds” and they had given him a quote for a new notice board. Unfortunately, the costs exceeded the budget given by the Parish Council so he decided to go elsewhere. He has secured an aluminium board, similar to the existing notice board from the Parish Notice Board Company. A deposit has been paid and we should take delivery soon.

Mr Lord was to strim the nettles behind the Play Park. However, the gentlemen who lives in the property nearby is willing to strim the nettles. We will keep an eye on this situation.

Storage Garage – A letter was received from NSDC giving notice to vacate the garage by 22 September 2019. The Chairman has cleared it out and put everything in the garage behind the Community Centre. The Clerk is to confirm to NSDC that this has been done.

Mr Lord has fixed the Dog Bin near the Burial Site.

Hand rails at the Community Centre – The Chairman of the Community Centre is aware of it being their responsibility. The rail is in a very poor state and the Chairman will discuss it again with the Community Centre. Mrs Dobson suggested they contact the Probation Service as they are short of work at the moment and would be glad of the work.

15 Branston Close – Clerk confirmed that she asked Doug Lyne to carry out the work after he had reported what needed to be done. Clerk to check whether he has done the work.

Focal Point – Duncan Richardson had given the Chairman a letter, just before the meeting, from someone who is interested in taking over Focal Point. He had not had time to read it but will do so and discuss the matter with Duncan in the near future. The person showing interest does not live in the village.

Bush on Hargon Lane – Mr McClymont said that this was too big a job for him. The Clerk is to ask Doug Lyne to cut in back.

Land off Holme Lane (Alms-houses) – The Chairman has ascertained that the land is not owned by NSDC or Notts Community Housing Association. He has checked with Tallents Solicitors and they think it could be common land. Tallents are going to investigate and let us know.

Cricket Club – Following the Clerk emailing Paul Matthews about the gate of the cricket field being left open and also the amount of litter being left, the Chairman was disappointed with his response. He will have a chat with Mr Matthews about this matter.

The minutes were proposed by Mr Kneen and seconded by Mr Leary.

### **64/19: Tennis Club**

The new account is now set up with HSBC but, to date, the Treasurer of the club has not been in touch with the Clerk.

Mr Leary confirmed that the Tennis Club now has 17 members and has £600 in fees to bank. Everyone confirmed how pleased they were with this.

Mr Farmer raised the question of storage at the Tennis Club for equipment to enable people without their own rackets and balls to play. Mr Leary said that he had raised this idea with the Tennis Club committee, but they felt that it might cause more problems than be an advantage and encourage people to ransack it. It was agreed that they use the garage behind the Community Centre for storage. Mr Farmer said he would remove that part from his application to Tarmac for funding for the adult play equipment.

Mr Farmer said that a lady had recently moved into the village who is a Personal Trainer and she may be interested in running Boot Camps.

Mrs Dobson said that other Parish Councils are interested in the adult play idea, and she would suggest that they contact the Clerk who can put them in touch with Mr Farmer.

### **Cricket Club**

The Clerk confirmed that they had paid the outstanding rent for the last two years in the sum of £50.00.

## **65/19: Bonfire**

The Bonfire is scheduled for the 2<sup>nd</sup> November 2019. A very constructive meeting had been held in the pub with Emilie Clarke of the Lord Nelson. She is very enthusiastic and is happy to run the bar and organise the food. There will also be a greater contribution than we normally get from the Burger Van. The pub and school will sell tickets and it is hoped that with their input, it will be a good event.

Reduction in the prices this year. Advance tickets £10 family ticket and £12 on the night.

The event will go on the Lord Nelson's Facebook page and it will be on the Village website.

Mr Farmer said that the PTA were a bit concerned that the pub were more involved with the food. However, Mr Farmer explained that the overall outcome from the bonfire had to be improved as the Parish Council cannot sustain another loss as this would be the end of the village bonfire. The school will get £200 rent for the use of the premises.

The Chairman has sent the necessary paperwork to the NSDC and has contacted the Advertiser and arranged for Newark Community First Aid to attend. Chris Perkins is putting the signs up early so that we get some good advertising.

The Chairman asked for help setting up during the day and attendance at the night time event.

## **66/19: Allotments**

David Barthorpe is stepping down as Chairman of the Allotment Association at their AGM. It was noted that people are giving up their allotments for whatever reason. The question was asked how the allotments were being advertised and that it might be an idea to advertise outside of the village. Mrs Dobson suggested that the allotments on the Bridge Ward have gone and people from that district might be interested. She will talk to Gill Dawn about it.

### **Pony Field**

Following Mr Finney's presentation to the Parish Council, discussion took place about his request to lift the covenant. The Chairman confirmed that it was possible to use the land as a paddock with stables as part of the covenant. It was agreed that it was important to preserve the agricultural nature of the village and the Parish Council were unanimous in not lifting or amending the covenant. The Clerk will notify Mr Finney of the decision.

## **67/19: Invoices for approval and any other financial matters**

Clerk confirmed payments since the last meeting:

Doug Lyne – June grass cutting - £904.03

Garage Rent – August £42.34

Clerk's Wages -June £170.00

Uxello Website refresh - £250.00

Dog Bin Repair - £10.50

Doug Lyne – July grass cutting - £766.49

Clerk's Wages – July £170

Garage Rent – September £170.00

Deposit for new Notice Board - £402.00

Transfer from Events account to Festival account - £47.40 – this amount was overpaid initially

Balances

Festival account - £777.52

Events account - £990.87

Holding account - £9,000.00

Current account - £758.01

Property Trust account - £6,961.96

Mr Leary asked if we had received any communication from the external auditor yet, but the Clerk confirmed not.

The Clerk confirmed that she will reclaim VAT when the grass cutting season has finished and when she has the bonfire invoices.

## **68/19: Planning**

Mr Smith confirmed that he attended a Planning Meeting and found it very interesting. He said that it was good to see how well attended the meeting was and how the voting process worked.

There were two items on the agenda for Winthorpe, The Academy and 2 Gainsborough Road. The Parish Council had supported The Academy, subject to certain conditions and objected to 2 Gainsborough Road.

The Academy – this was refused as it was a new development was within the confines of a conservation area and wasn't considered appropriate.

2 Gainsborough Road – this was approved as NSDC considered it to be part of the village envelope. The Parish Council have documentation to confirm that the proposed development is outside the village envelope. The Parish Council was

concerned that the village envelope had been ignored and that the decision will set a precedent going forward.

Mrs Dales will talk to the Planning Officer and inform her of the Councils concerns.

Mr Farmer asked for a hard copy plan that we can take to future planning meetings to prove our point. The Chairman is to send a plan to Mrs Dales and the planning subcommittee.

Mr McClymont asked for clarification on how the subcommittee was working and whether plans would still be discussed at meetings. It was confirmed that the three man subcommittee would discuss any planning applications at length and bring their findings to the meetings for explanation and further discussion.

Mr Smith said that the subcommittee was working really well and the Clerk confirmed that the work they were doing was very thorough and helpful to her.

The Clerk did point out that sometimes decisions had to be made in a timescale which needed a decision before our meeting.

Clerk to forward the email sent to the Planning Department in relation to the Lumless House application.

Open Break – no changes at all for Winthorpe

Langford Hall – an environmental survey had been carried out on the land at Langford Hall in relation to the development of the A46. The Chairman informed the meeting that a survey had also been undertaken on the Thomas Brewer land as well.

Mr Leary brought up the problem of noise coming from the Show Ground over the summer. Lots of events were going on beyond midnight and he felt sure that the cut off time was 11.00 pm. Mr Leary had written to the Chief Executive of the Show Ground to complain about the noise. Mrs Dales will confirm the cut off times before the Parish Council write to the Show Ground.

### **69/19: Correspondence**

The Chairman confirmed that we had received the insurance renewal. There had been no increase in the premium of £250.91 and it was agreed to renew. Clerk to arrange to make the payment.

The Clerk had received details of a Conference on Affordable Homes in Nottingham on 12 November 2019. The Parish Council decided not to attend.

The Clerk had received an email from two residents who have recently moved into the village and were asking for informal advice about permitted development within the conservation area. This was discussed and the Clerk is to refer them to the Planning Department at NSDC.

The Clerk confirmed that she had been informed by NSDC that there has been a delay in the Playground inspection.

An email from Katie Booth at VIA (East Midlands) had been received in relation to Winter Service 2019/20 in relation to salt and grit bins. It was agreed accept 5 free bags of salt that are on offer but that there was no need to purchase any additional.

### **70/19: AOB**

Mr Leary informed the meeting that Emilie from the Lord Nelson has asked if the village is co-ordinating a VE Day celebration. It was agreed that the Community Centre would be more likely to get involved in this.

Mrs Dobson asked Mr Farmer if he could arrange a flyover for the event.

Mr Leary and Mr Kneen are unable to attend the next Quarry Liaison Meeting on the 2 October 2019. Mrs Dobson will be in attendance and will report back.

Mr Kneen asked if the caravan site at the end of the village had been vacated yet. Mrs Dobson said that they had six months to leave the site and a further three to return it to its original state. Date of decision 29 April 2019.

Mr McClymont mentioned the land opposite the Allotments and the Heras panels, which had been erected, look a mess. Unfortunately, we cannot do anything about this.

Mr McClymont said that a new bin was needed at the old tennis court. He was asked which type of bin he needed. It was agreed that a waste bin and dog bin was required. Clerk to order.

Mr Smith confirmed that one or two residents had complained to him about the vegetation opposite The Dial House growing into the road. The owner has been written to in the past but has not taken any notice of the request to trim the vegetation. Mrs Dobson will take this matter up.

Meeting closed at 9.08 pm

## **Actions**

- Clerk to purchase waste and dog bins
- Community Centre to sort hand rails
- Doug Lyne to cut bush on Hargon Lane - Clerk
- Future of Focal Point – Chairman to discuss with Duncan Richardson
- Chairman to send details of village envelope to planning subcommittee
- Land off Holme lane (Alms-houses) – Chairman to pursue ownership with Tallents
- Chairman to meet Chairman of Cricket Club
- Clerk to renew insurance
- Clerk to write to Mr Finney regarding field off Holme Lane