

WINTHORPE WITH LANGFORD PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Thursday 21st October 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 S Lord, Mr B Allen

Clerk: Mrs M Cammack (Acting)

81/21 Apologies: Mrs Linda Dales, District Councillor, Mrs Maureen Dobson, County Councillor, Phil Farmer, Paul Smith, Sally Sillery (Clerk)

The Chairman welcomed visitors from the village who were attending the meeting in order to hear the proposal from Gabriella Gregory on behalf of Mr Wesley and Mrs Alison Smith who have submitted 2 planning applications to use part of their grounds as an entertainment venue.

Ms Gregory spoke of the vision being centred around wellbeing and social gatherings. Ideas such as cinema days, craft days, yoga sessions and intimate weddings were suggested as uses for the venue. The timings of the proposed events would run from 9.00am until late and she explained that this was because some events they would like to offer breakfast and coffee/tea prior to the start of a planned function. She explained that they had put together plans working with Guy Taylor Associates, Architects in Newark. These plans are available on NSDC website for all to view. Mr Smith went on to explain that they would be able to accommodate parking for 60 vehicles and that passing bays would be created on their land to support movement in and out of the premises. It was pointed out that the planning application has been submitted for 26 cars. Mr Smith told the group that the application was in fact incorrect. He also said that they would possibly be widening their front gates as well as having the option to create another access point but again this was not on the original plans submitted to NSDC. Mr Smith confirmed that there would not be any parking in the Lord Nelson or on Gainsborough Road.

The Chairman then invited questions from the floor: -

- What was the maximum number of guests at their biggest event? – 120 people at a wedding.
- Events held in a marquee do not deflect any noise – Mr Smith explained that the marquee was positioned against a very high wall with lots of trees and with new technology music noise can be deflected downwards instead of upwards.
- What happens if the planning is granted and then Mr and Mrs Smith sell the property? Mr Smith explained that he was more than willing to have a contract drawn up that if they did sell that any new owners had to accept the terms as agreed on this application.

- If they were using fireworks and letting them off away from their house and marquee this means that it would have more of an impact on the homes along Hargon Lane. Ms Gregory said that if they were to have fireworks, they can buy noiseless ones.
- It was pointed out that the application contained lots of misleading information such as the parking spaces, safety floodlighting and Mr Smith was asked if their application would be updated. He confirmed that he would be ringing Guy Taylor in the morning to sort out the missing information.
- Mr Smith was asked why he was answering the questions when the application had been submitted by his wife. He explained that his wife, although at the meeting, was in fact not well.
- There was concern on the number of events that would be held at Winthorpe House. Mr Smith confirmed at the most they expect to hold is about 3 events each week.
- It was pointed out that if they were holding wedding events, there was no provision for changing rooms. Mr Smith explained that guests would have to stay somewhere else and it was his hope that his venture would bring business into the community by guests staying in hotels close to Winthorpe.

The Chairman informed the residents that they have until 27th October 2021 to express any concerns they have with NSDC.

Mr Kneen informed the meeting that he had checked the NSDC site and there were currently 23 objections, many points of which had been heard this evening. Also, the presentation from Mr Smith to the meeting differed in many points to the application submitted to NSDC.

Mr Smith responded by welcoming any member of the village to come and visit his home and view his 'vision' and where parking and events will be held. He stressed that he wanted to work with the Parish Council and the village. In addition, he would be speaking to his Architect to get his application updated prior to 27th October deadline.

82/21 Declarations of Interest – Bob Allen explained that he grazed sheep on the land owned by Mr Smith.

83/21 To receive and accept minutes of the Parish Council meeting held on the 16th September 2021

Action – The Chairman to arrange a meeting with the Chairman of the Cricket club

Action – The Chairman to arrange a meeting with the Show Ground

Action – The Chairman to check with the Clerk regarding the Jubilee field (note from previous minutes not understood)

The Clerk had confirmed, following the last meeting, that she had written to the resident at 2 Gainsborough Road regarding the cutting back of the hedges that were having an impact on the footpath. As yet no reply has been received and the hedges have not been cut back.

Action - The Clerk to contact Linda Dales to take the matter further to NSDC as the resident has not taken action.

The minutes were approved by Bob Allen and seconded by Mark Kneen.

84/21 A46 By-Pass Update

Mark Kneen reported that a decision would possibly not be made until the end of the first quarter of 2022. It is at this time that the statutory consultation will commence. They have a group of people facilitating a website to enhance communication, the plan is to have this in place by the end of 2021.

85/21 Neighbourhood Plan Update

The sub group met on Tuesday chaired by Paul Smith and he commenced the meeting by asking the question how to reply to the 'housing needs assessment survey' it was agreed to answer as a 'conservative approach'

Following the recent village meetings which identified more people to join the focus group, these volunteers are now getting involved.

86/21 District /County Councillor update

(i) **Councillor Dobson** - None

(ii) **Councillor Dales**

The Spinney – House Numbering

The map of 'the Spinney' houses has been forwarded to NSDC and I will stay on it. Her previous advice was that all residents would need to display a number on their properties (and that this is why this failed before? It was back in 2016). I think that they ask for these because they will put the numbers range on the street sign itself. It looks like we just need to drop a note through doors asking if owners would be able to display a number, and perhaps ask them to confirm what they think their house number actually is? Happy to help with that.

Action – The Chairman to send an article to focal point regarding this matter.

The Tree on Chapel Lane, behind Dial House

NSDC are sure that the tree and the land beneath it is not theirs. Ben said that if he had space on the schedule, he would deal with the tree maintenance for you and recharge (as before) but they are stacked out and unlikely to be able to help for a good while.

I have suggested that Sally contact NCC and ask for confirmation that the land is not owned or registered to anyone ie that it is common land. If they can confirm that then we can get it registered as 'Common Land'.

Action – The Chairman to send proof to Linda regarding the common land

A46/Think Again

Have put Roger Jackson and CEO from Showground in touch with Lee and Paul to arrange a meeting between the four of them re working together on 'Option 3' and also general concerns such as current noise and traffic impacts of events on the village

Funding

Application is in for Speed gun contribution

I will help Sally draw down the Daffodils contribution from NSDC

Planning

Sally has updated Paul re proceedings at planning committee re the land on A17/Coddington. I will keep you posted re next steps

Sally will catch up with Paul after committee for updates regarding any parish council decisions made at the meeting

Current Applications:

- Shell Garage (A46/A17 corner) - Removal of 3 communication antennas and replace with new – Already decided – **Permitted**
- The Acorn, Speight Close - Fell 2 Cedar Trees – Already decided – **Permitted**
- 5 The Drive - Replace existing single storey garage with new timber garage to existing base (suggest no objection – closing date 28th
- October)
- Winthorpe House - Erection of Marquee and change of use to an events venue).

Decided (all discussed at last month's PC)

- *51 Woodlands - Side and rear extension – **Permitted***
- *Farol Ltd, Godfrey Drive - Adaptation to previously submitted landscaping scheme – **Permitted***
- *Owls Wood, 84 Gainsborough Road - Removal of diseased Cyprus and Holly Trees – **Permitted***
- *Hargon House, Hargon Lane - Remove 2 Apple Trees and reduce the height of 1 Holly Tree – **Permitted***
- *5 Speight Close - Single storey side and rear extension – **Permitted***

87/21 Invoices for approval and any other financial matters

- a, Invoices for approval – see finance minutes of 21st October 2021
- b, Accounts for approval - see finance minutes of 21st October 2021

88/21 Planning Applications/ updates

- 21/02096/LBC AND 21/2095FUL – Winthorpe House, 47 Gainsborough Road
Erection of Marquee and change of use to an events venue as previously discussed. Prior to discussion, the Chairman pointed out that a note had been pushed through many village doors expressing concerns over the proposals regarding Winthorpe House and to contact the Parish Council Chairman giving his home number. The note was anonymous. The Chairman wanted on record that it did not come from the Parish Council and that they would never use such methods to reach out to residents. The Parish Council discussed the matter at length and voted against this application with one abstention for the reasons below:

Road Safety and access to the site

Increased quantity of traffic in a small village

Parking capacity was inadequate for the size of events planned

Located in village conservation area

Noise

No benefit to the village

Impact on the Lord Nelson PH

Flawed application that doesn't give all the details of the proposals

- 21/02110/HOUSE – 5 The Drive, Winthorpe – To replace existing single-story garage with a new timber garage to existing concrete slab.

Decisions

- 21/01982/TEL25 Cornerstone and Telefonica UK Ltd. Install electronic communications apparatus/development ancillary to radio equipment housing – Approved.
- 21/01406/LBC – Little Farm Cottage, Gainsborough Road, Langford – Replacement of single glazed timber windows with new double glazed timber windows and replaced non-original timber door – The application was refused.
Action - The Clerk is to contact Linda Dales regarding the tidying up of the site, a letter to be issued to the residents.

89/21 Correspondence / Any other business

- Letter received from Balderton Parish Council inviting the Chairman to attend Newark Air Museum on Sunday 14th November at 3.00pm on the occasion of Remembrance Sunday. The Chairman stated that he would be attending the Remembrance Sunday Service in the village church and was delighted if anybody would like to attend the service at the Air Museum.
- We have had notification from NSDC that they intend to produce a list of names covering an anticipated three-year period of development based on sites that have recently been granted planning permission this however should not affect Winthorpe at this current time.
- A1 Travellers site. Action on the clerk to get an update from NSDC.
- Peter Foden has retired from the Neighbourhood Watch and they are now looking for a new co-ordinator. This will be put in the next addition of focal point, the Parish Council Chairman asked if there were any volunteers from the Parish Council.
Action - The Chairman to talk to Mr Ray Horrocks about taking on this role.

Meeting Closed at 8:50 pm