

GRINGLEY ON THE HILL PARISH COUNCIL

Minutes of a Meeting of the Council held in the Village Hall on Wednesday 24th January, 2007

Present: Councillor J. E. Hargreaves, Chairman. Councillors Chambers, Daniels, Dunkley, Foreman, Foster, Hargrave, Hilton and Taylor, together with District Councillor Simpson

06/07/260 CLERK TO THE COUNCIL

The Chairman and Members firstly welcomed Mr. Peter Baines, who had been appointed Clerk to the Council, and who was to assume his duties on 1st February, 2007.

The Chairman then referred to the fact that this was Mr. David Wright's final meeting as Clerk to the Council, after almost five years' service. He made particular reference to the part played by Mr. Wright with regard to provision of the multi-court, publication of the Parish Plan, success in the CPRE Nottinghamshire Best Kept Village Competition and award of Quality accreditation. He then presented Mr. Wright with a painting, 'The Water Jump – Market Rasen' on behalf of the residents of Gringley on the Hill.

Mr. Wright expressed appreciation of this very kind gesture, and remarked that he had thoroughly enjoyed his time at Gringley on the Hill, but that it was time to depart.

06/07/261 DECLARATIONS OF INTEREST

Councillors Foreman, Hargrave and Hargreaves declared personal interests at agenda item 12 (NEBF Reports), being members of NEBF. Councillor Hargreaves also declared a personal interest at agenda item 13 (NALC Northern Area Committee Reports), being the Parish Council's representative on the Committee.

06/07/262 MINUTES OF A MEETING OF THE COUNCIL

Resolved: That the Minutes of a meeting of the Council, held on 20th December, 2006, be approved as a correct record, subject to a clerical amendment at Minute No. 06/07/244 (NALC Northern Area Committee).

06/07/263

**MINUTES OF A MEETING OF THE INTERVIEW PANEL
ESTABLISHED TO APPOINT A CLERK TO THE COUNCIL**

Resolved: That the Minutes of a meeting of the Interview Panel, held on 5th January, 2007, be approved as a correct record.

06/07/264

MATTERS ARISING

The Chairman referred to Minute No. 06/07/238(a) (Public Discussion), and reported that, after inspecting the verges at Middlebridge Road, he was satisfied that they were in no worse condition than others in the village, and that no action was necessary.

06/07/265

BANKING MANDATE

Resolved:

- (a) That bank accounts be continued with HSBC Bank plc (the 'Bank') and the bank be authorised to:
 - (i) pay all cheques and other instructions for payment or accept instructions to stop such payments signed on behalf of the Parish Council by any two of the listed signatories plus the Clerk to the Council, whether any account of the Parish Council was in debit or credit;
 - (ii) Deliver any item held on behalf of the Parish Council by the Bank in safe keeping against the written receipt of the signatories; and
 - (iii) Accept the signatories as fully empowered to act on behalf of the Parish Council in any other transactions with the Bank (including closing any account(s)).
- (b) That any debt incurred to the Bank under this mandate should, in the absence of written agreement by the Bank to the contrary, be repayable on demand.
- (c) That the Clerk to the Council from time to time be authorised to supply the Bank as and when necessary with lists of persons who were authorised to sign, give receipts and act on behalf of the Parish Council, and that the Bank may rely upon such lists.
- (d) That these resolutions should remain in force until cancelled by notice in writing to the Bank, signed by the Chairman of Clerk to the Council from time to time acting or claiming to act on behalf of the Parish Council, and the Bank should be entitled to act on such notice whether the resolutions had been validly cancelled or not.

06/07/266 HSBC BUSINESS HIGH INTEREST DEPOSIT BOND

Resolved: That the HSBC Business High Interest Deposit Bond of £5,000, due to mature on 26th January, 2007, be reinvested on the same basis for a further six month term, to be renewed if appropriate.

06/07/267 ACCOUNTS

- (a) Resolved: That the January Accounts be approved for payment.
- (b) Members observed that the electricity meter box in the playing field pavilion needed to be emptied. Councillor Foreman would attend to it, and make any necessary alterations to the meter rate.

06/07/268 BANK RECONCILIATION

Members received the bank reconciliation statement to 29th December, 2006.

06/07/269 BUDGET MONITORING

This item was considered later in the meeting during the 2007/08 Budget item.

06/07/270 RISK REVIEW AND ASSET INSPECTION

A number of items of repair were referred to, and Members agreed to Email full details to the Clerk.

As regards vandalism to the seat next to the bus shelter on High Street, the Clerk would ask Middlebridge Construction to advise on repair or replacement, and would also pursue an insurance claim.

Members would attend to tree works in the playing field.

06/07/271 NORTH EAST BASSETLAW FORUM

The Chairman and Councillor Foreman submitted a brief report on the meeting of the Forum held the previous evening, when healthcare was the main item under discussion. Full minutes would be available in due course.

The next meeting of the Forum would be held at Gringley Village Hall on 19th March, 2007, when Robin Hood Airport would be under discussion.

06/07/272 NALC NORTHERN AREA COMMITTEE

The next meeting would be at Retford Town Hall on 19th February, 2007.

06/07/273 PARISH PATHS PARTNERSHIP

- (a) Councillors Daniels and Hilton reported that they were jointly undertaking the work of Parish Paths Warden.

- (b) Comment was made that both footpaths to Clayworth had been reinstated, and were now in excellent condition.
- (c) Councillor Dunkley reported that the P3 furniture had arrived. The Clerk would speak to Middlebridge Construction about installation.

06/07/274 DETENTION CENTRE SITE

The following matters were considered, together with a copy letter from Mr. C. H. Downton to Bassetlaw District Council on all three matters:

- (a) Letter was submitted from Bassetlaw District Council, giving notice of an appeal in respect of planning application 23/06/41. The appeal would be decided on the basis of an informal hearing and site visit.

A copy of the grounds of appeal had been obtained by the Clerk, and was submitted for the information of Members.

- (b) Planning Application 23/06/48R
Home Office
Residential development and construct new access at former detention centre site, Westwells Lane, Gringley on the Hill

A copy letter from CB Richard Ellis Ltd. to Bassetlaw District Council was submitted with the application. The application was identical to planning application 23/06/41, but provided a commuted sum of £46,000 towards the provision of 'community facilities' off site.

- (c) Potential alternative to Planning Application 23/06/48R

A copy letter from CB Richard Ellis Limited to Bassetlaw District Council was submitted, as a pre-application document for consideration by the District Council. The new proposal was based on a larger footprint (approximately 2.52 hectares), and included the sports and recreation field to the west of the detention centre buildings – in effect the whole of the land in the ownership of the Home Office.

The proposal included:

- 20% affordable housing to include a mixture of house types, sizes and tenures, to be provided on or off site.
- 6% public open space provision (potentially could be used for on site provision of a community centre if required).
- £30,000 Integrated Transport Contribution
- £450,000 commuted sum towards the cost of a community centre either on the open space within the site, or off site.

A discussion ensued during which the majority of Members indicated satisfaction with the pre-application submission, but expressed the view that the appeal should be dismissed and that an objection should be lodged to planning application 23/06/48R. ~~Councillor Foster had concerns generally about the manner in which the three matters were being dealt with discretely,~~ and was also worried about the possibility of the site reverting to its former use. Councillor Hargrave was concerned that, whilst he considered the Parish Council was acting in the best interests of the village, there was a lack of understanding amongst residents of the Westwells Lane area as to precisely what the Parish Council was hoping to achieve.

It was eventually moved and seconded as follows:

- (i) With regard to the appeal, the Planning Inspectorate be informed that the Parish Council was of the opinion that the appeal should be dismissed, as there were clear policy justifications for the conditioning of approval on proper community facilities which were not included in planning application 23/06/41.
- (ii) The Parish Council was opposed to planning application 23/06/48R for the reasons set out in its letter of 31st October, 2006 relating to Application 23/06/41, which were almost entirely related to the village's need for a community building, as explained in the Parish Plan. However, the Parish Council was not opposed to residential development of the site, and it was stressed that the Primary School would benefit substantially from the additional children this development would bring to the village.

The resubmission did not deal adequately with community facilities. The Home Office had been furnished with details of the Parish Council's requirements, at its request, and had costed a 4,000 square foot building at an estimated £475,000. The sum on offer was, therefore, totally inadequate, with the possibility of raising the balance practically non-existent. The sum on offer fell far short of a meaningful sum. It was, therefore, submitted that the resubmission did not satisfy the grounds upon which planning application 23/06/41 was refused.

- (iii) The pre-application was fully supported by the Parish Council, as being line with original expectations going back over many years. Furthermore, the site could quite comfortably accommodate a community building, with the open space provision commuted, so that the facilities at the playing field within the village might be enhanced. A contribution of £450,000 was realistic given the Home Office's estimate in 2006 of £475,000 for a 4,000 square feet building.

The need for a community building was explained in the Parish Plan, which was mainly funded by grant-aid from the Countryside Agency, and was one of the first phase of parish plans – encouraged under the Rural White Paper 2000, with a second phase now underway.

Having a parish plan was a key element of acquiring Quality Council accreditation, which the Parish Council had obtained, being one of only three Quality Councils in Bassetlaw.

There was full public consultation throughout the Parish Plan exercise, including full liaison with the District Council. Since publication, the Parish Council had, in partnership with Nottinghamshire Rural Community Council, conducted a house-to-house questionnaire exercise to establish what facilities were considered important in a new community building. The results of that research had been passed to the Home Office.

The principle of development outside the village envelope was established by Planning Officers in support of planning application 23/06/41. The current application would round off the site and meet the aspirations of all parties:

- The Home Office would see a maximum return on the site.
- The District Council would be presented with an application giving enhanced recognition to affordable housing.
- The objection by the Planning Committee to 23/06/41 would be met.
- The village would grow, which was particularly important in several ways, not least the fact that the school roll was at a critical level, needing growth to support it.

In conclusion, such an opportunity may never come the way of Gringley on the Hill again, and it was considered incumbent on the District Council to do what it was perfectly entitled to, and support the village's aspirations, as set out in the Parish Plan.

On being put to the vote, the voting was as follows:

In favour of the motion: Councillors Daniels, Dunkley, Foreman, Hargreaves, Hilton and Taylor

Against the motion: Councillors Foster and Hargrave

Abstaining: Councillor Chambers

Resolved: That the motion be approved.

06/07/275

PUBLIC DISCUSSION

- (a) A discussion took place about various aspects of the detention centre issue.
- (b) Recent instances of theft were reported and discussed.

- (c) A discussion took place about young people trespassing in the detention centre grounds.
- (d) A point was made that young people needed proper community facilities and care.

06/07/276 GRINGLEY WHARF

Councillor Foreman submitted a report on the archaeological excavations which took place on 13th January, 2007, and which were most successful in locating the expected floor to a former building, which was found to be constructed from brick and quarry tiles. Other finds included a beautifully engraved clay pipe bowl and an intact earthenware pot.

As regards the main project, he had been assured that there was no possibility of the moorings being constructed, and so the main thrust of the project would be to construct a picnic area with information board, whilst preserving intact the excavated building floor. The remainder of the village green would be retained as a wildlife habitat.

The County Council was now preparing a concept plan, with a view to public consultation and early commencement of the project.

06/07/277 STAFF SICKNESS

The Chairman reported that the handyman was currently on sick leave. He would ensure that all essential tasks were performed during the handyman's absence.

06/07/278 ROBIN HOOD AIRPORT – AIRSPACE CHANGE PROPOSAL

A consultation document was in circulation, and would be considered at the February meeting.

06/07/279 PARISH COUNCILS LIAISON GROUP

Letter was submitted from Bassetlaw District Council, inviting agenda items in respect of the meeting of the Group to be held on 14th February, 2007. Members observed that an item had already been requested for consideration at the November, 2006 meeting, but had been deferred to the next meeting.

The Chairman advised that anyone could attend as an observer and participate in the public participation session.

06/07/280 CRIME STATISTICS AND POLICING

The December statistics were submitted.

The Clerk reported that Inspector Hamilton had assured him that there was to be no reduction in funding for PCSO's in the local area.

06/07/281 PUBLICATION OF MINUTES

The Chairman reported that he had been approached by a resident who had pointed out that residents generally were very interested in planning issues. The Parish Council was requested to consider publishing details of planning applications and determinations submitted to Parish Council meetings in the next available edition of Beacon magazine, without the need to wait a month for them to be approved.

Resolved: That the request be approved.

06/07/282 RETIREMENT OF MR. BOB MIDDLETON, CHIEF EXECUTIVE OF NOTTINGHAMSHIRE RURAL COMMUNITY COUNCIL

Correspondence was submitted regarding the above, for the information of Members.

06/07/283 CEMETERY

The Clerk submitted a quotation from Middlebridge Construction for repairs to the guttering at the Chapel of Rest.

Resolved: That consideration be deferred to enable Members to inspect the guttering.

06/07/284 PLAYING FIELD

A molehill problem would be monitored.

06/07/285 HIGHWAYS

A discussion took place about various highway matters, which the Clerk would report to the Authorities:

- (a) The drain at Finkell Street was full.
- (b) Overgrazing by ponies was a problem at the eastern end of the village.
- (c) Further street sweeping needed to be carried out at High Street.
- (d) Sewage continued to emerge through the road surface at Westwells Lane.
- (e) A problem was caused by freezing surface water on Wood Lane.
- (f) A street nameplate at Westwells Lane was damaged.

The Chairman suggested that in future, rather than report these matters at meetings of the Parish Council, Members should Email the Clerk with details, and action would be taken accordingly.

06/07/286 PROPOSED LAY-BY ON WOOD LANE

Pursuant to Minute No. 06/07/255(a) of December, 2006, an Email was submitted from the County Council stating that there was currently a moratorium on the provision of lay-bys for budgetary reasons.

06/07/287 TREE WORK AT THE FAIRPIECE

Pursuant to Minute No. 06/07/224 of November, 2006, a letter was submitted from North Notts Landscapes Ltd., quoting £375 plus VAT for the removal of 10 dead trees on The Fairpiece. The letter also referred to the fact that trees at the bottom of The Fairpiece along the A631 were being choked by ivy.

Resolved:

- (a) That the quotation be accepted.
- (b) That the County Council be asked to advise on the trees along the A631.

06/07/288 CHRISTMAS TREE

Resolved: That a vote of appreciation be extended to Councillor Hilton for allowing free use of electricity from her home to illuminate the Christmas Tree on The Fairpiece.

06/07/289 FUTURE AGENDA ITEMS

Items relating to dog fouling and allotment provision would be included in the February agenda.

06/07/290 PLANNING APPLICATION

23/07/1

Mr. & Mrs. A. Turner

Erect extensions and carry out alterations to dwelling at Topsy Turvey, Little Lane, Gringley on the Hill

Resolved: That no adverse comment be made.

06/07/291 PLANNING DETERMINATIONS

There were no planning determinations.

06/07/292 ANNUAL AUDIT REQUIREMENTS

- (a) Members were satisfied that the Parish Council's Risk Assessment Policy was working efficiently, and required no amendment.
- (b) Members were satisfied that the Parish Council's internal controls, financial systems, financial regulations and standing orders were all satisfactory.
- (c) Members were satisfied that the Parish Council always endeavoured to ensure compliance with legislative requirements.

06/07/293 BUDGET 2007-08

The Clerk furnished Members with a preliminary set of Budget proposals.

Resolved:

- (a) That Cemetery fees be increased by 5%.
- (b) That the subscription to the Local Councils Advisory Service continue into 2007/08, but be reviewed for 2008/09.
- (c) That, with regard to the provision of a beacon on the playing field, this be funded from local fundraising if possible.
- (c) That the remainder of the Budget be approved in accordance with the statement to be circulated.
- (d) That the precept be set at £20,963.

05/06/294 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Resolved: That, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public be excluded, and they are requested to withdraw.

05/06/295 HANDOVER TO THE NEW CLERK TO THE COUNCIL

The Clerk and Mr. Baines left the meeting at this point.

Resolved: That the Clerk be requested to act in a consultancy capacity, to ensure a smooth handover to Mr. Baines, for a fee of £300.