

## Carlton-on-Trent Parish Council

### Minutes of the Meeting held on Thursday 27<sup>th</sup> July 2006 commencing at 7.30pm, in the Village Hall.

**Present:** Lt Col G.E. Vere-Laurie (Chairman), Mr R Boothroyd, Mrs C Fitzpatrick (Vice-Chairman), Mrs A O'Brien, Mr J Fairhurst, Mr E Holland, Mr C Hemstock, Mrs S Beresford (Clerk), and 9 members of the public (including Mr N Grace and Mr T Anderson- Savills)

**1. Apologies for absence:** Mrs C Rose (District Councillor)

**2. To approve the minutes of** the meetings held on Thursday 4<sup>th</sup> May 2006. The minutes having been circulated were agreed to contain a true record. Proposed by Mrs C Fitzpatrick and Mrs A O'Brien.

### **3. Declaration of interest in items on the agenda.**

Lt Col G.E. Vere-Laurie proposed an interest in item one of the Planning agenda, therefore invited Mrs C Fitzpatrick to take the Chair for the duration of discussions relating to this item. For the purpose of those present from the Village and from Savills, it was proposed that this Planning item be discussed prior to the remainder of the meeting.

### **3. Planning**

#### ***a) Proposed Redevelopment Park Farm.***

Mrs C Fitzpatrick (Chair) invited Mr N Grace (Head of Planning for Savills, Nottinghamshire and Lincolnshire) and Mr T Anderson (Chartered Surveyor, Estates Management, Lincoln Office) to deliver an outline of the proposals for the site known as Park Farm.

Mr Grace stated that Savills were a familiar firm with the area and felt it was of the utmost importance to engage with the local community when undertaking a re-development process. This was not a formal proposal as yet and have come to gauge initial thoughts and exchange information with those present. To date, the site had been assessed, alternative proposals considered and future access of such a proposal assessed. From preliminary discussions with the Highways Agency assessment there are 3 physical points of entry onto the site, the slipway off the A1, Old Bell Lane and from the High Street. Results have shown that the most suitable access would be in Highways opinion, Old Bell Lane.

The representatives stated that indications for the site could hold up to 12 new dwellings.

Mr Grace went on to state that the site is currently used as Open Farmland and that there is a most attractive building (A barn) that should be retained. Plans indicate that this would be a residential development although the firm are aware of other recent refusal of planning permission, and the sewage issues, sustainability strategies. At present the farm buildings are

becoming dilapidated and the farmer using this site is giving up the land next year, which will mean it sits empty.

This information provoked a lively debate regarding particularly access issues.

The Overall feeling regarding Old Bell Lane was that the road would have to be widened to accommodate additional vehicles and allow for passing which would remove verges and change the character of the lane. Trees that have conservation orders would have to be felled and residents already living on the lane would have to veto their right to park on the lane side. The majority of the residents at the meeting asked if the proposals could be re-examined to try to identify a way to approach the development from the A1 slipway. This would mean trying to identify a higher entry point or develop a traffic light or one-way system. Most present agreed that the Old Bell Lane also had difficult visibility access issues and housed a school bus stop on the corner.

- Other issues discussed included, type of housing – affordable dwellings, first time buyer properties or larger family housing. Most present stated that they prefer low-density properties in keeping with the village rural design.
- Telecommunications- aerial mask to be considered.
- Flood Plain issues.
- Sewage overflow issues
- Noise pollution from the A1.
- Safety issues

All present agreed that much more information regarding the scheme is necessary and would await full planning applications in order to consider.

Savills agreed to take away all the comments made at the meeting, put together an application and return to the Parish Council in the future to discuss the application at a village meeting in approximately two months.

**b) Proposal to undertake alterations to White Cottage, Main Street.**

All present perused the plans and following a discussion unanimously agreed to support the proposal.

**c) Listed Building enforcement action- 2 Park Farm, Main Street.**

The Clerk read out a letter from the Planning department regarding internal alterations, which have resulted in a planning hearing. All agreed to allow the Planning department to deal with this. Until such time as a planning application is received, the Parish Council have no need to become involved.

**4. Matters arising from the Minutes**

a) Highways Issues

a) Pavement outside Park Farm

This has now been repaired.

b) Severn Trent Sewage Issues

Mrs Rose has now written to the Severn Trent Authorities and is in the process of dealing with this.

c) Closure of Lay-by, adjacent to Spittle Bridge.

The Clerk read out a letter from the County Council stating that the lay-by is necessary and used for the storage of sand and grit and cannot be closed.

d) New Notice Board.

The Parish Council agreed that we would financially support the purchase of a new Notice Board, although the Youth Club is pressing ahead with a separate purchase. The Main one would go on the Hall wall. The Clerk to write to the Village Hall Committee to ask to approximate amount of financial support needed.

e) Trent Vale Landscape Partnership

Mr J Fairhurst stated that he has a contact and will arrange for the organisation to come to talk to the Meeting and that the Parish Council is now on the mailing list.

## **5. Correspondence**

a) Litter Hit Squad. -

There is still a large amount of litter and little improvement overall following the Hit Squad. All agreed that the next day after the rubbish has been cleared, fly tippers are again dumping rubbish and this renders the task impossible. All present discussed various options, The Clerk to write to the District Council to ask what else can be done.

b) Parish Paths Partnership.

The Clerk read out a letter from the P3 Scheme to say that we have arrived at the top of the waiting list. The Clerk to invite a representative to a future meeting to remind those present what the scheme is comprised of.

c) Choice Lettings Review.

The Clerk read out a Review document regarding council housing in the area. Newark and Sherwood homes, which have taken over the lettings from the District Council, are asking for views regarding advertising vacancies. The Clerk completed the questionnaire and would write to the

organisation regarding the dilapidated state in which one dwelling has become.

## **6. Financial Matters**

### a) Payment of village Hall Fees

The Hall fees, payable following each meeting, proposed by Mrs C Fitzpatrick and seconded by Mr E Holland.

### b) Insurance for the Parish Council.

The Clerk reported that this year's premium is £145.25. All in agreement proposed by Mr J Fairhurst and seconded by Mrs C Fitzpatrick.

## **7. Health and Safety Inspections.**

. There are no Health and Safety Issues apparent. This item to appear on the next agenda.

## **8. Items for Inclusion on the next agenda**

- a) Matters arising
- b) Health and Safety Inspections.

## **9. Any other business**

No other business to discuss.

## **10. Date of next meeting**

Next Meeting to be held on Thursday 12<sup>th</sup> October 2006.

There being no further business, the meeting was declared closed at 21.35pm.