

CARLTON-ON-TRENT PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 25th April 2007 commencing at 7.30pm in the Village Hall.

Present: Lt Col G.E Vere-Laurie(Chairman), Mrs C Fitzpatrick (Vice- Chairman), Mrs A O'Brien, Mr J Fairhurst, Mr C Hemstock, Mr E Holland, Mrs C Rose (District Councillor), Mr B Laughton (County Councillor), Mrs S Beresford (Clerk). Twenty-Two members of the public

1. **Apologies for Absence:** None received

2. **Declaration of interest on items on the agenda.**

Lt Col G.E.Vere-Laurie declared an interest in the Planning item for consideration and informed the meeting that he will be leaving the meeting prior to this item. A discussion took place regarding declaration of personal and prejudicial interests and Mrs Fitzpatrick provided policy documentation to aid the remaining Councillors to determine their own declarations.

3. **To approve the minutes of the meeting held on Thursday 18th January 2007**

The minutes, having been circulated and read were declared to be a true record. Approved by Mr J Fairhurst and seconded by Mrs O `Brien

4. **Matters arising from the Minutes.**

a) **Severn Trent Flooding issue**

Mrs C Rose was thanked by the Chair for her continued efforts in fighting for the right for residents to have adequate sewage drainage. The Consumer Council for Water has been in contact with Mrs Rose to see if Severn Trent had informed her that the new switching panel had been installed. The company, Severn Trent had not. Therefore the Consumer Council will chase this up. There have been no further incidents for 2 months but if the occurrence happens again, Mrs Rose now has this contact telephone number and email address.

b) **Highways Issues**

The footpaths outside 1 and 2 Old North Road adjacent to the bungalow Coney Grey have been partly demolished. The Clerk will contact Highways department to report and ask for an inspection and repair.

c) **Parish Paths Partnership**

The speaker tonight from the County Council, Mr Stephen Tipping emailed the Chairman to state that due to personal difficulties he was unable to attend and will re-schedule.

d) **HGV parking at the A1 truck stop.**

There are still many drivers parking the Lorries inconsiderately causing a potential hazard. The Clerk to write to the new Police Beat Officer, Tony Hayes PC33 , inviting him to the next Parish Council meeting and asking him to investigate further any Highways control. The new Beat Officer can

be contacted on 07813550212 or
southwell@nottinghamshire.pnn.police.uk

e) Caledonian Signs

The Clerk distributed the proposed new signs indicating the direction to Caledonian which may prevent heavy goods vehicles entering the village in error. The Parish Councillors present approved the signs subject to advertising approval. The Clerk will email the firm to inform them of the village decision.

5. General Correspondence

a) Gating Orders

Lt Col Vere-Laurie, following the opportunity to read the letter, stated that he will contact Bob Hart for further details and he and Bruce Laughton would provide further details at the next Parish Council meeting.

b) Building Better Communities.

The Clerk informed those present the date for the next annual event to be held at Boughton Pumping Station. No-one present was able to attend.

6. Financial Matters

a) Clerks wages and Expenses

The Clerk presented wages and expenses for a total of £328.25, proposed by Mr C Hemstock and seconded by Mr R Boothroyd.

b) Statement of Present Account Funds

The present account funds were read out to those present. The Clerk talked through the income and expenditure and all agreed this represented a true record. The accounts were signed by Mrs Fitzpatrick.

c) Payment of Village Hall fees

Mrs O'Brien brought along to the meeting an invoice for the hire of the Village Hall- £10 proposed by Mrs O'Brien and seconded by Mrs C Fitzpatrick.

d) Invoice for New Village Notice Board

The agreed invoice for the contribution from the Parish Council was presented, proposed by Mr J Fairhurst and seconded by Mr C Hemstock.

e) Request for a contribution to Carlton-on-Trent Village Hall Insurance

The clerk read out a letter from the Village Hall Committee asking for a contribution to the annual Insurance for the New Village Hall. Due to the refurbishments the premium has risen to £490.70 this year. The Parish Council therefore declared a contribution of £440 (a £40 rise on last year). Proposed by Mr R Boothroyd and seconded by Mrs A O'Brien.

7. Health and Safety Inspections

The signs at the end of the village adjacent to the Crossroads are unsafe. The Clerk had reported these 8 weeks ago and will email Highways again.

8. Planning Issues .The Chairman, Lt Col G.E Vere-Laurie left the meeting at this point.

a) Decisions Made

i) Conversion of Coach House to dwelling. The Grey House, Main Street- APPROVED

ii) Extension to the rear East elevation to form a family room and w/c utility- Coney Grey- APPROVED

b) Applications to discuss

i) **Conversion of former barns into No.1 dwelling, former stables into workshop and carport, former cart shed into garages and erection of 4 No. detached dwellings and 3 terraced houses and associated garages. Plus demolish of farm buildings**

All present took the opportunity to peruse the plans. The public present were invited to ask questions and give their comments about the proposed application. There was concern shown from one member of the public that the planning process is a waste of time as plans are being approved at Appeals in Bristol despite local and district level opposition. There was concern about the potential rats and vermin in the current barns and that if their source of food supply was removed; they could become a nuisance in the village.

One resident expressed concern about the Parking issue on Old Bell Lane and the width of Old Bell Lane to be used as a Highway. It is very dangerous to reverse out of properties on Old Bell Lane even now as views are restricted. There was widespread concern about the Tress on Old Bell Lane and their fate if this proposal goes ahead. The resident was concerned that the trees currently have a conservation order and would require a preservation order to prevent removal. Those present agreed it was unlikely that such an order would be granted for Silver Birch trees. It was agreed that Mike Catchpole, tree officer for Newark and Sherwood District Council would be asked for advice. Some residents were concerned that the beauty of the village would be spoilt with further intensified development. Concern was raised about the current inadequate sewage system and the overflows and how the present system would cope with further development. Many residents present felt that Old Bell Lane was not suitable as a Highway for traffic to come in and out daily plus visitors to the properties- it could incur in excess of an extra 16 vehicles daily, One resident stated that the Old Properties ON Old Bell Lane have no foundations and the vibrations from traffic could cause considerable damage.

One of the residents conducts a business from premises on Old Bell Lane and he is required to park his works van on the Lane during the day in order to successfully run the business. There was concern about plant and machinery and building contractors entering the site for several months. The use of Old Bell Lane as a Highway would prevent current property owners using the Lane to park their

own vehicles. Most residents present agreed that the slip road would be the much preferred access to the site.

Those present suggested that the proposed site is far too close to the A1 and the amenity of those purchasing property on the development would be considerably affected. Many residents present were concerned about the changing character of the village. There was also concern about the 106 agreement in relation to affordable housing. When the properties have been completed the terraced housing would be sold to the Housing Association who will allocate and rent out the properties.

The Parish Council compiled a list of reasons for objectors as follows;

The development is in too close a proximity to other properties.

It would be detrimental to the character of the village conservation area.

The village is already suffering from an inadequate sewage system and this development could make matters worse.

Old Bell Lane is too narrow to be the access.

There is a blind access point from Holly Cottage and Park Farm Cottages

There is a business premises on Old Bell Lane which has not been shown on the plans which requires on lane parking.

The proposal would require the removal of substantial and attractive trees.

There would be a loss of privacy to neighbouring properties.

The development is too close proximity to the A1

Whilst conversion of the Barn is necessary to improve the area, the site is over intensified.

There have been three letters of objection received by the Parish Council

Following a lengthy discussion, the Parish Council voted and all voted unanimously to reject the proposal, which will now go to Planning Committee.

The Parish Council to elect a spokesperson to attend the planning hearing in person to state the Parish Council's reasons for rejection.

9. Items to include on the next agenda.

- a) Highways Issues, Parish Paths Partnership, Gating Orders

10. Any other business

Future of Cotham Tip -The Clerk will complete the questionnaire about use of the facility.

Post Office Closures- Mrs C Rose took away the information to read and action if necessary

Best Kept Village Competition- Decided not to enter.

Code of Conduct- ALL Parish Councillors to read the updated Code, the information to be passed around in the communication pack.

Street Cleaning- required on Main Street in the vicinity of The Old Forge- the Clerk will contact Newark and Sherwood District Council.

Housing Association Property No 4- there are still problems with the décor and upkeep of the property although improvements have been made recently.

Nomination for a representative to stand on the Village Hall Committee- Mrs Fitzpatrick offered to stay on as the Parish Council nominated person. To discuss at the next meeting.

Emergency Services- Mr Boothroyd informed the Council that he had experienced problems with the Emergency services locating his property recently as they were using inaccurate data. The plan of the village needs updating. Mrs Rose to investigate at Newark and Sherwood District Council at the Building Control Section

11. Date of Next Meeting- This was agreed to be held on Thursday 7th June at 7.30pm. This will be the Annual General Meeting of the Parish Council and the regular meeting.

There being no further business, the meeting was closed at 21.05pm.