

REMPSTONE PARISH COUNCIL

MINUTES of the PARISH COUNCIL MEETING held in the Village Hall at 7.30 pm on Monday 7th July, 2008

Present: Mr D M Walker (in the Chair) Mr J Santoro
Mrs L Craven Mr R Beeby
Mrs J Taylor Mrs A Lovett

In attendance: Mrs J M Walker (Clerk to the Parish Council)

Also present were County Councillor Mrs L Sykes and twenty-four members of the Public

Before commencing the meeting Mrs A Lovett signed her Declaration of Acceptance of Office form that was then counter-signed by the Chairman.

1. **Apologies** were received from Cllr. P Atkin.
2. **The Minutes of the Meeting held on Monday 12th May 2008 and of the Planning Meeting held on Wednesday 28th May 2008** were accepted, approved and signed by the Chairman as a true and correct record. Proposed by Cllr Mrs J Taylor and seconded by Cllr R Beeby.
3. **Chairman's Review**
 - (a) **Resurfacing of the A6006**

This had been a very successful programme by Tarmac together with the Nottinghamshire County Council Project and Design teams. Circumstances were difficult as the road was kept open but good relations were kept with property owners. A problem arose with the corner levels near to the pavement as lorries are mounting the pavement more frequently. A site meeting was held with NCC and Tarmac resulting in an instant response at the end of the contract to raise these curbs and erect bollards. NCC is aware, however, that this action has been only partially successful and is aware that further works may be required. At short notice work was also done at the entrance to Elms Close to renew the crossover.
 - (b) **School Lane Hedge**

The hedge is to be cut back (no commitment to it being cut and layed) in the autumn after the nesting season.
 - (c) **Golden Jubilee Commemorative Stone**

The work around the base of the Sign has now been completed for the second time as the wrong colour for the mortar pointing was used the first time
 - (d) **Drainage**

The complaints about road drainage on the A6006 were resolved during road reconstruction.
 - (e) **Old Wall Conservation**

Lack of planned maintenance has resulted in an overgrown mess. An email of complaint has been sent to the project landscape designer to ensure co-ordination with landscape maintenance to try to save as many plants as possible.
4. **Open Discussion Time**

Reference was made to the Planning Meeting held on 28th May and to the discrepancy in the paperwork with regard to Section 16 of the written application that did not correspond to that on the website. The Clerk was asked to write to Mr D Clowes, Chief Planning Officer, for clarification on this point for future reference.

5. Planning Issues

The Chairman explained that items (a) to (e) were reporting issues only but that items (f), (g) and (h) were to be considered.

- (a) 08/00432/FUL Brooklands Racing Stables, Land Adjoining Nouvelle Farm, Wysall Lane, Costock, Nottinghamshire LE12 6XQ. Use of land for the keeping, training and breeding of racehorses and erection of stable building. **Permission granted.**
- (b) 08/00643/FUL Saunders Brothers Ltd, Rempstone Hall Farm Cottage, Ashby Road, Rempstone, Loughborough, Leics. LE12 6RG. Construct detached double garage. **Permission granted.**
- (c) 08/00408/FUL Chek Whyte Industries, Stanford Hall, Melton Road, Stanford-on-Soar, Nottinghamshire NG66 6BS. Change of use of Hall, Theatre, Abbots Wing and Cedar Mews to Hotel including construction of enclosed walkway to west wing. This has been held up as an application for Listed Building consent is required. **Awaiting decision by RBC.**
- (d) 08/00594/FUL T Prosser, Greenoak Hill Farm, Wysall Lane, Rempstone, Loughborough, Leics. LE12 6RW. Front porch; single storey side extension; chimney; insert three dormers in roof slope of garage to form games room at first floor level in roof space. Construct covered seating area in rear garden. **Permission granted.**
- (e) 08/00821/OUT Mr N Humphries, Birch House, 1 Elms Close, Rempstone, Loughborough, Leics. LE12 6RF. Construct chalet bungalow. **Permission refused.**
- (f) 08/01072/FUL Rempstone Parish Council, 37 Main Street, Rempstone, Loughborough, Leics. LE12 6RH. Construct replacement Village Hall.
The Chairman explained that as the Parish Council is the owner of the Village Hall the only response it could give would be in the form of a letter of comment from local residents. He said that the adjacent neighbour had raised points concerning the existing boundary wall and planting, the difference in height between the new and the old building and the extent of the eastern wall. The Chairman said that a new building would be built in such a way as to alleviate noise and that Building Regulations and Environmental Health would be consultees to these issues.

The Chairman then read out the salient points from a letter received by RBC on behalf of the Derbyshire family with regard to the Welfare Field. He confirmed that access to the field is via the top of School Lane and that there is no gate by the Village Hall. It was agreed that the Parish Council could not accept any restrictions on vehicles pulling up or parking in front of the Village Hall in order for loading and unloading goods for functions in the Hall and they agreed that rights of access over the piece of land in front of the Village Hall are jointly shared.

It was agreed that the Clerk would respond to Rushcliffe Borough Council stating the points above.

- (g) 08/00913/OUT Mr B Burton, Land adjoining The Old Engine Yard, Wymeswold Road, Rempstone, Loughborough, Leics. LE12 6RP. Residential Development (six dwellings).
The Chairman explained that the Councillors, together with the land owner, had met the previous Saturday morning to view the site that was behind the Old Engine Yard and also took the opportunity to view the site at item 5(h). The Clerk then read out two letters of objection that had been written to Rushcliffe Borough Council and copied to the Parish Council.

The Councillors felt that the site was quite large, the mix of properties was beneficial to the village and that there was plenty of screening but that the noise aspect together with the access to the oil well were areas for concern. Car parking was easily accessible and safe enough not to cause a problem. However, although there is an opportunity for some form of development it was felt that possibly this was not the right one as issues arising for the neighbours had not been addressed and that a more sensible design as a lower density project could have been put forward. It was pointed out that the four smaller properties in Wysall Lane had been extremely difficult to sell despite there being a demand for more houses in the village. It was established that if Mr Burton was not able to develop this land it would be used for storage and that would mean transporting goods at all hours causing greater disruption in the area. The land is largely agricultural but the residents felt the density was too great despite knowing that at some point the land would be developed.

The significance of friendships under the Code of Conduct was raised and the Chairman said that in a small village we all knew and helped one another and that if we were always to declare an interest in the proceedings there would not be a Parish Council and that Councillors should keep an open mind in coming to a decision.

A vote was then taken with four in favour and two against causing a return of do not object to Rushcliffe Borough Council with the observation that adequate access for emergency vehicles to the Oil Well Site must be guaranteed together with a hydrant water supply.

- (h) 08/01156/REM Mr D Walker, Land North of 35 The Cottage, Main Street, Rempstone, Loughborough, Leics. LE12 6RH. Construct single storey dwelling.

Mr & Mrs D Walker (Chairman and Clerk) left the meeting expressing a conflict of interest. Taking the Chair the Vice Chairman reminded the Councillors that this application had already been approved in outline and was now for renewal in detailed design. They discussed the application and although there was some feeling that the site was very elevated, that this must be a single storey building and that trees would have to be removed they recorded a decision not to object to Rushcliffe Borough Council.

6. Village Hall

The Chairman explained that the Parish Council needed approval to include in principle a Marketing Strategy and Business Plan that were required for Stage 2 of the Lottery Bid application. He therefore proposed the motion that the two draft documents currently on circulation be adopted in principle. The motion was proposed by Cllr. Mrs L Craven and seconded by Cllr. R Beeby and accepted unanimously.

7. Finance

(a) **Bank Reconciliation for the quarter 1st April to 30th June 2008**

To be tabled at the next meeting as the relevant bank statement had not been received.

(b) **Payment of Cheques**

- (i) Cheque No. 329 for £502.50 to RBC for Planning Fees for Village Hall application.
 - (ii) Cheque No. 330 for £7,850.00 to Rice Design for design work for Village Hall.
 - (iii) Cheque No. 331 for £45.00 + VAT to SLCC for Clerk to attend Regional Conference.
 - (iv) Cheque No. 332 for £250 to Rempstone Parochial Church Council in respect of annual grant for churchyard maintenance for the financial year 2008/9.
 - (v) Cheque No. 333 for £1,500 to Rempstone Village Hall in respect of annual grant for the financial year 2008/9.
- (c) It was recorded that a reimbursement cheque for £8,353 had been received from the Big Lottery Fund for expenses to date as at 11(b)(i) and (ii).
- (d) The Clerk had obtained the relevant forms from the Bank in order to provide new signatories to the accounts. It was agreed that both Cllr P Atkin and Cllr Mrs A Lovett would take on this role.

8. Small Environmental Improvement Schemes 2008/9 Programme Parish Planting and Landscaping Schemes

No project could immediately be identified so it was agreed that the Councillors would give the scheme some thought as a reply was not required until 5th September.

9. Correspondence

- (a) A letter of invitation had been received from Rushcliffe Borough Council to a Parish Council Forum Event on Town and Parish Planning on 17th September. It was agreed that the Chairman and Clerk would attend to see what benefits there would be in producing a Parish Plan and how matters had moved on. A few years earlier the Council had decided not to do this as other Councils had advised how expensive and time consuming it was for little result.
- (b) The Clerk read out a letter from RBC informing us that the Borough Council, after having been reassessed by the Inspectors under the Comprehensive Performance Assessment (CPA) administered by the Audit Commission, have now been regraded from a 'good' to an 'excellent' council.

- (c) A planning application had been received from RBC on behalf of Mr Harrison of 10 Kings Brook Close, Rempstone that was too late to be included on the current agenda. Agreed that due to the nature of the application this would be dealt with under delegated powers and a site meeting would be arranged.

10. Any Other Business

- (a) It was pointed out that the dog situation on the Wysall Lane has not improved and that there was still concern at the dog mess and loose dogs. The Chairman agreed to further speak to the Dog Warden.
- (b) There were overhanging shrubs to the pavement along Main Street that required cutting back.
- (c) The Chairman confirmed that the document relating to the transfer of the Village Hall to Charitable Status was with the legal team in Nottingham. Four trustees had now been identified and were all working through a further document requiring their attention.

13. Date of Next Meeting: Monday 8th September 2008 at 7.30 pm.

There being no further business the Chairman thanked everyone for attending and for their contribution to the proceedings and the meeting closed at 9.10 pm.

Signed: _____

Date: _____