

OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 4 August 2016.

Present: Mrs C M Knight - Chairman
Mr A W Cook, Mr R Cox, Mrs J Cunningham-Gardner, Mrs S Jones,

In attendance: Cllr Mrs M E Hall (South Derbyshire District Council)

Apologies for absence were received from Mrs M Elton, Mr M A Knight, Mrs R O'Brien, Mr M S Patrick, Mr S C Sharpe and Cllr P Murray (South Derbyshire District Council).

41 DECLARATIONS OF INTERESTS

None.

42 PUBLIC QUESTIONS AND ANSWERS

HGVs, Woodville Road. HGVs had started using Woodville Road regularly recently, despite the Orders prohibiting this. However, the County Council had been contacted and it had been suggested that the operators be advised that they were risking withdrawal of their operating licence if this did not stop, and there had been an improvement.

Parking on footpaths. The PCSO would be asked to offer advice to the owners of vehicles parked fully on the footpaths, thereby blocking use by pedestrians.

Overseal Junior FC. The Club asked whether they might mark out a small pitch behind the MUGA for use by small children. The Chairman would meet representatives of the club to determine whether this was feasible.

Traffic, Valley Road. Traffic was using Valley Road as a cut-through and speeds were too high. The problem was exacerbated by large lorries being parked on the roadside at the new development site, but normally, parked cars reduced the road to a single lane. Cllr P Murray had offered to investigate the possibility of the road being made one-way and the County Council would be contacted over this. The District Council would be asked whether the planning conditions precluded parking outside the site.

149 Woodville Road. The owner of the site complained that some of the Council's representations on the planning application to change the use of the site to a gypsy caravan site were inaccurate. He was advised that the Council had received numerous complaints and had reflected the opinions of the public in formulating their views.

43 MINUTES

The minutes of the meeting held on 7 July 2016, copies of which had been previously circulated, were approved as a true record.

44 COUNTY, DISTRICT AND POLICE MATTERS

44.1 District Council. Cllr Mrs Hall reported that she had sought assistance in dealing with the smells emanating from the New Albion Site but that the District Council's planning section were limited by the fact that much of the site was in North West Leicestershire. However, she had ascertained that the Environment Agency could deal with this matter and that Woodville Parish

Council was represented on the Liaison Committee. Both of these avenues would be explored. The footpath near to Naturex also need cleaning.

A manhole cover in Valley Road had sunk and need attention and the drain was smelling. It was thought to belong to Severn Trent Water.

The rubbish bin at the church corner was regularly overflowing; this would continue to be monitored.

44.2 Police. The crime report for July was submitted.

44.3 County Council. Stones on several pavements, following the recent surface dressing, were causing problems - blocked drains, damage to animals' paws - and the pavements needed sweeping.

The pavement near to 65 Burton Road was breaking up, with large pieces of tarmac on the surface. These matters would be referred to the County Council.

45 CLERK'S REPORT

45.1 Progress report. A progress report on various matters previously raised was considered (copy attached to the official copy of the Minutes).

45.2 Forward Planning. The Council received the report on Forward Planning issues (copy attached to the official copy of the minutes).

45.3 Fence at Spring Cottage. Leicestershire County Council had now agreed to replace the damaged section of fence.

45.4 Tables at the Village Hall. The inventory showed 14 small tables, 4 medium and 7 large. A physical check showed that there were 12 small, 7 medium and 6 large tables. However, two of the tables were of a different design and did not belong to the Council. It was thought that they may have been unwittingly exchanged by users of the Village Hall.

45.5 Repairs to play equipment. The Clerk reported that the wire 'ropes' were integral parts of the defective equipment, having eyes at the top fixing points and crimped fittings where the ropes joined the rest of the equipment; it was therefore not possible simply to replace the ropes.

The cost of replacement parts would be £1006 for the larger (scramble net) and £633 for the smaller (balance bench), both plus VAT. A quotation for replacement with a different style had been sought and was awaited.

45.6 Provision of swings. The cost of swings had been ascertained at around £2700 plus installation, depending on the type selected. Independent advice was that there had recently been cases where the 'dish' type of swing had been damaged by lighting fires beneath them, and replacement of the parts cost around £700 each time. Deferred to the next meeting.

45.6 Grant towards churchyard maintenance. A donation of £300 was agreed.

45.7 Litter bin, Shortheath. The District Council had confirmed that the bin was their property. They were now aware that the bin was in a poor condition and they would inspect and replace if necessary.

45.8 Allotments. The Clerk reported that three plots at the allotments at Burton Road/Edward Street had been vacant for some time. Following a recent enquiry, two small plots had been let as a single plot, rent-free for the remainder of this year as the plots were badly overgrown, and a rent of £20

for the combined plot next year, subject to the Council's usual review. This action was confirmed.

45.9 Brambles, Daisy Lane. Eden Tree Care had been asked to remove the brambles from Daisy Lane (at the rear of the surgery) and Ian Stone would then spray the area to prevent re-growth.

45.10 Local Plan Part 2 - consultation. The District Council had published the Draft Local Plan Part 2, which dealt with:

- Non-strategic scale housing land allocations;
- Settlement boundaries;
- Development Management Policies dealing with housing, the built and natural environment, retail development and infrastructure

Of the housing site options which were put forward at that time, only two were now regarded as suitable - the sites at Acresford Road and Valley Road which already had planning permission. The Plan also included a Sustainability Appraisal, Habitats Regulations Screening Assessment and a Draft Consultation Statement, which outlined the process so far.

The Green Spaces plan added the land at Daisy Lane; the recreation ground was omitted as it was already protected by the Parish Council's ownership.

Overseal was still categorised as a key service village, simply because of the facilities which existed. However, this did mean that development within the village boundaries would be allowed where it accorded with the Development Plan. The Overseal settlement boundary had been extended to include the two housing permissions, Poplar Farm approval, the Burton Road/Edward Street allotments, the site of the new council houses in Lullington Road and part of the District Council's land opposite. There was also a minor extension to the Hooborough Brook at the end of Woodville Road and another at the end of Alexandra Road.

Summaries of the other Development Management Policies were as follows:

Replacement dwellings in the countryside - permitted where the size is similar, is not intrusive, on the same site and the existing dwelling is not of architectural merit;

Rural Workers' dwellings - Permanent allowed where need is established and related to a rural-based activity. Temporary allowed where this type of need is established and the enterprise in question is financially sound;

Built and Natural Environment - Development in the countryside will only be allowed where it is appropriate for the location, is infill (maximum 2 dwellings), or will not impact on high quality landscape, and is well-related to a settlement;

Agricultural development - must be suitable for the intended purpose, appropriate scale and design, next to existing agricultural buildings, and landscape protection is included where necessary;

Trees, woodland and hedgerows - the aim is to minimise the loss of these assets, so permission to fell/remove would only be given in exceptional circumstances;

Local green spaces - will be protected from development;

Advertisements - To have no adverse impact on the character or setting of the area and its visual amenity;

Heritage - aims to conserve or enhance assets;

Shopfronts - To be well-proportioned and reflect the quality and architectural contribution of any existing historic shopfront;

Retail: Swadlincote town centre is the first priority location, followed by key service villages. In the latter, proposals will be allowed where the development is consistent with the scale and function of the village and would not be harmful to the amenity of the area. Change of use from retail to other uses will only be permitted where the council is satisfied that the current use is no longer economically viable;

Education facilities - Land will need to be safeguarded for at least an 800 pupil secondary school.

The report was received.

45.11 Overseal Manor grounds. Details of the Land Registry entries had been obtained. It was noted that responsibility for maintenance of the hedgerows on footpath 18 was the responsibility of adjoining owners and they would be contacted as action was needed.

45.12 New pitch

45.12.1 Allocation. At present, two teams had requested use of the new pitch when it became available - the adult team associated with Overseal Junior FC (request subsequently withdrawn) and Donisthorpe FC.

The contractors' advice was that the pitch would be under maintenance until December and, although inspections would continue to take place until then, it would be wise not to let the pitch for team use before then. The number of teams which could be accommodated, based on one game per week per team, and one training session, was generally thought to be two teams initially, though this might be extended later when the playing surface becomes more established.

The rate to be charged for use of the pitch and the changing rooms (one was still out of action for the time being) also needed to be considered. For a full season, the previous charge was £300, reduced to £250 for prompt payment. The new pitch was of a much higher standard and local pitches were charged at a range of rates, depending on how exclusive the use and what the teams are expected to do towards maintenance. The Council's practice has been that the teams were responsible for providing flags, marking out the pitch, erecting and dismantling goals and litter collections. £350 would seem to be an appropriate amount for a full season but a part season charge would need to be set for January - July 2017.

It was agreed to publish the future availability of the new pitch and to consider allocation and charges in the light of responses.

45.12.2 Maintenance. It was proving difficult to set a specification against which companies could tender for regular maintenance of the new pitch. The contractors who constructed the pitch had provided an outline, but this was very general in nature. They also suggest that a local contractor with relevant experience was preferable and economical. The experience of neighbouring councils had also been sought. Some degree of judgement was bound to be involved in what needed doing at any given time, due to weather conditions, wear and tear etc. Ideally, a 3-year contract would be the preferred structure from both the Council's and the contractor's points of view.

Sport England had provided a general specification, but their advice was to ask a local contractor to submit a quotation based on experience and what they considered necessary. This would preclude competitive tenders, at least for the initial period.

RESOLVED: (a) That in the special circumstances, Financial Regulations requiring several tenders to be sought be suspended:

(b) That Ian Stone Gardening Services be invited to submit proposals for maintenance of the pitch for the first season, in view of their experience in this type of work and the excellent standard of other work already carried out for the Council.

45.13 Emergency lighting at the Village Hall. A further inspection had taken place and a quotation for necessary repairs received. The company had confirmed that updating to the most recent standards was not mandatory and that the equipment was satisfactory, subject to these repairs being carried out. The quotation of Electract Ltd in the sum of £201.93 plus VAT was accepted.

45.14 Request for running track. There had been several requests for a 100 metre track on the recreation ground during the school holidays, including from the running club. The initial thought was that it could be sited at the foot of the embankment, but damage to the surface and lack of room to avoid the lower pitch precluded this. However, it could be sited between the top pitch and the embankment, on the pitch-side of the MUGA.

The District Council had advised that they could set out the track and mark it for £135, followed by repeat markings at £60 each. While they said this might need weekly, less frequently should suffice. It was agreed that a track be marked out in this place.

46 COUNCILLORS' INSPECTION REPORTS

Reports on recent inspections were submitted. Some of the matters reported last month were in hand. Litter had accumulated between the container at the rear of the Village Hall and the wall - some form of blocking was needed. The old goal posts on the lower pitch needed cutting up and removing from the site - this would be a difficult job in view of their thickness and weight.

47 PLANNING APPLICATIONS

The following application had been approved:

0437 Single storey extension and relocation of bin store, Admiral Fish Bar, 5/7 Main Street

The following application had been refused:

0102 Replacement dwelling, 'Sealview', Green Lane

Applications for decision:

0692 Installation of 20m monopole to support 6 antennas, 2 dishes and 3 cabinets and a meter cabinet, new compound and ancillary equipment, land at Acresford Road. No objection.

0599 Change of use from a cow shed to camping facilities and installation of 2 camping pods, Shortheath Farm, Shortheath. Supported.

0701 Pruning of two trees covered by a TPO, 6 Moira Road. No objection.

0154 Retrospective application for and extension, alteration of door openings, insertion of roof lights and increase the garage height, 81 Woodville Road. No objection.

0585 Re-consultation - extensions and garage, 14 Valley Road. No objection.

48 VILLAGE HALL MATTERS

The hand-drier in the ladies toilets was not very satisfactory; it was agreed to purchase an additional one.

49 WEBSITE

Availability of the new pitch would be included.

50 ACCOUNTS

50.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
*2316	Breedon Aggregates	Stone for Gorsey Lees	332.28	66.46	398.74
*2317	KH Packaging & Disposables Ltd	Cleaning materials	57.75	11.55	69.30
2318	S Ruddle	Caretaker	533.87		533.87
2319	E Evans	Litter	111.40		111.40
2320	Peach Properties	Replace defective guttering and fittings	90.58		90.58
2321	Eden Tree Care	Trim conifers r/o the bowling green	325.00	65.00	390.00
2322	DSK Engineering Services (Midlands) Ltd	Repair notice board, relocate fitness equipment, install fence at Sub-station	1585.00	317.00	1902.00
2323	J Kirby	Assistance at Village Hall	36.00		36.00
2324	R F Coates	Repairs to Village Hall and changing rooms	2780.00		2780.00
2325	J E White	Reimburse cost of Land Registry searches	30.00		30.00
2326	Ian Stone Gardening Services	Mowing church corner and Daisy Lane	115.00		115.00
2327	KH Packaging & Disposables Ltd	Cleaning materials	55.19	11.03	66.22
2328	St Matthews Church	Doation towards churchyard maintenance	300.00		300.00
2329	Hawkins Pest Control	Wasps' nest at bowling green	45.00		45.00
D/D	South Derbyshire District Council	Rates	38.00		38.00
D/D	TalkTalk	Internet charges	18.00	3.60	21.60
D/D	Southern Electricity	Electricity to Village Hall	457.13	91.42	548.55

50.2 Receipts

The following amounts had been received since the last meeting:

Name	Description	Amount
S Ruddle	Village Hall lettings	955.00
South Derbyshire District Council	Use of Village Hall as Polling Station	120.00
South Derbyshire District Council	Precept (2)	13905.00

50.3 Audit. The Council's financial documents were inspected.

50.4 Quarterly budget report. The Council considered the report of the Clerk and Responsible Financial Officer (copy attached to the official copy of the minutes). The report was received.

51 COUNCILLORS' REPORTS

51.1 Drains at traffic lights. These were still blocked and several other drains throughout the village were also blocked. The County Council would be asked to deal with these.

51.2 Dog fouling. This was again on the increase, notably on Woodlands Road and the recreation ground. The Neighbourhood Warden's assistance would be sought.

51.3 Table tennis table base. Several suggestions had been made concerning the siting of the concrete base needed for the outside table, but none was considered satisfactory, having regard to the cost involved. It was agreed that the project should not be proceeded with. The Village Games Organiser would be invited to consider using the Village Hall for inside table tennis.

51.4 Valley Road/A444 visibility splay. It was reported that vehicles were regularly parked on this splay, restricting visibility for vehicles exiting Valley Road. The PCSO would be asked to investigate.

51.5 Overseal Gala. Members expressed their thanks for the recent successful Gala, including the fly-past. The Committee would be asked to remove the bark left on the ground and to arrange repairs to the vehicle tracks in the ground.

52 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the Press and public be excluded from the meeting during consideration of the following items in pursuance of the Public Bodies (Admission to Meetings) Act 1960 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business.

53 STAFF MATTERS

A member of staff was changing conditions of employment - this was agreed by the council.

54 TENDERS

Only one tender had been received for the construction of an access to the recreation ground from Hallcroft Avenue and this was in excess of the budget.

The tender was not accepted and the matter would be considered again in the context of next year's budget.

55 CLERK'S REPORT

The Clerk submitted a verbal report on a financial matter. He was asked to discuss the matter with the person concerned and to report back.

56 RESIGNATION

Mrs S E Jones submitted her resignation as she was about to move from the area. Members thanked her for her help during her years of office and particularly her assistance to the Chairman during the past year.

The meeting ended at 8.50 pm

Chairman