

# OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 3 August 2017.

**Present:** Mrs C M Knight - Chairman  
Mr A W Cook, Mr R Cox, Mr J Howes, Mrs R O'Brien, and Mr S C Sharpe.

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

**Apologies for absence** were received from Mrs M Elton, Mrs J Cunningham-Gardner, Mr M A Knight and Mrs T A Rogers.

## 41 DECLARATIONS OF INTERESTS

None.

## 42 PUBLIC QUESTIONS AND ANSWERS

A resident reported apparent drug dealing from a vehicle in various places in the village and gave details of the vehicle and the person concerned. These would be reported to the PCSO.

He also referred to a caravan and other items which had been dumped in the grounds of Overseal Manor. This had previously been reported to the District Council but it was not known whether they had written to the company involved. The District Council would be asked about this and the Environment Agency would also be asked to take action.

## 43 MINUTES

The minutes of the meeting held on 6 July 2017, copies of which had been previously circulated, were approved as a true record subject to planning application 0389 in minute no 36 being corrected to refer to 36 Lullington Road and not no. 3.

## 44 COUNTY, DISTRICT AND POLICE MATTERS

**44.1 District Council.** Cllr Mrs Hall reported on discussions with Officers which she was having concerning the proposed gypsy site r/o 137-149 Woodville Road. She had also taken up the refusal of planning permission for a vehicular access at 36 Lullington Road and confirmed that the owner had submitted an appeal. The company collecting waste for recycling sometimes collected certain types of material and then refused to do so on another occasion, and failed to let residents know of the changes. The District Council was aware of this and was examining what should be done, with a view to settling the matter quickly.

**44.2 Police.** Mrs J Cunningham Gardner had sent suggestions that the Police provide official signs advising callers when the occupant did not want cold callers. This was supported, though individuals should be allowed to decide whether or not to display such signs, rather than blanket coverage on an area basis. She also reported that parents of children using the recreation ground and Village Hall grounds were sometimes verbally abusing other parents; the PCSO would be asked to visit the area periodically to deter such behaviour. Members commented that there had been several Police patrols in the village recently, especially around Woodville Road.

**44.3 County Council.** No matters were raised.

**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).

The Clerk reported that the County Council had said that the section of verge in Hallcroft Avenue where an easement was being sought for the solar farm cable was subject to highway rights by virtue of many years of use, up to a width approximately equal to a pavement. Consequently, the easement was not necessary and the Council's Solicitors had been informed accordingly.

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

**45.3 Defibrillators.** At the last meeting, the President of Swadlincote and District Lions Club informed the Council that the club was fund-raising to provide defibrillators throughout South Derbyshire, and that 2 would be needed in Overseal at a cost of around £1000 each. Ongoing costs would be confined to electricity (approx. £15 p.a.) plus a further £100 if the machines were used to allow re-calibration and supply of new pads. The Co-op supermarket had said that they were likely to provide one machine at its premises during the summer. The Council would await further information from the Lions Club.

**45.4 Local Plan part 2 - modifications.** The main proposed changes were:

- a. Development will be supported within settlements and a more limited range will be acceptable outside them; these will now be designated Rural Areas rather than Countryside;
- b. Settlement boundaries continue to be applied in the case of Overseal and the designation as a Key Service Village also continues;
- c. Valley Road and Acresford Road developments are included as allocated housing sites;
- d. Where permission is granted for an annexe, a condition will be imposed to prevent separating it from the main dwelling without further planning consent;
- e. Developers will be expected to protect trees which are important in terms of their amenity, ecological, landscape or historic value;
- f. Local green spaces will be protected from development except in very special circumstances which nevertheless preserve their openness;
- g. Development of Drakelow and Willington former power station sites will be supported;
- h. A new secondary school site is designated in the Southern Derby/Infinity Garden Village area because of the population growth.

Noted.

**45.5 Parish Liaison Forum meetings.**

**a. County Council.** These meetings were being reintroduced and the next one was to be held on Thursday 21 September between 6 and 8pm at County Hall.

**b. District Council.** The next meeting was to be held at the Civic Offices on Wednesday 13 September at 6.30 pm. Items for discussion were invited. The Chairman, Vice-Chairman and the Clerk would attend this meeting.

- 45.6 Conifers adjoining the residential home.** Confirmation had now been received that the Home would cut back the conifers in October; on that basis, Eden Tree Care had trimmed the section next to the children's play area up to a height of 6ft at a cost of £150 plus VAT and Ian Stone Gardening Services were to strim beneath them.
- 45.7 Car Park.** A request had been received from a group of residents seeking an extension to the car park. The car park was owned by the County Council and had been the subject of a maintenance agreement with the District Council, though this had yet to be renewed. It was agreed to refer the request to the County Council and suggest that the car park could be extended into the 'Nature Area', which was also in the ownership of the County Council.
- 45.8 External audit.** The Annual Return had been returned from the Council's external auditors, Grant Thornton, and they were satisfied that the information supplied was in accordance with proper practices and that there were no matters which they were concerned about and which should be brought to the Council's attention.
- 45.9 Changing rooms floor repairs.** The District Council had released the S.106 money to the Parish Council to enable these repairs to be carried out and Structural Design Associates had been asked to deal with the formalities of accepting the quotation of Harvey & Clarke and supervising the work. The aim was to have the work complete before the end of August as the football season would begin on 1 September. Woodville Rangers had also been told the situation.
- 45.10 Embankment near to the residential home.** A suggestion had been made that the embankment should be planted with shrubs in order to improve its appearance and reduce maintenance. This would involve improving the ground and putting down bark to keep weeds at bay. Ian Stone had been asked for an estimate of the cost and he had pointed out that there should be no planting on the slope as this would obstruct the view from windows of the care home. The Chairman was to be advised of the cost by Ian Stone and would decide with the Vice-Chairman whether to accept the quotation and authorise the work.
- The Gala Committee had asked whether more steps could be provided down the embankment and pointed out that the existing ones were slippery; they also suggested that a contribution towards the cost might be available. The Council was sympathetic to this request and the Gala Committee would be asked what they had in mind.
- 45.11 Litter bins.** The bin recently provided at the junction of Hallcroft Avenue and Daisy Lane was filled within a day or so and a larger one was needed. The existing bin would be transferred to replace the damaged one outside the Village Hall and a larger bin would be obtained for the site referred to.

**46 COUNCILLORS' INSPECTION REPORTS**

The current report showed some minor items requiring attention.

**47 PLANNING APPLICATIONS****Applications for decision:**

0733 Erection of an extension and replacement of detached garage, 348 Burton Road. No objection.

0742 Demolition of existing garage and conservatory and erection of extensions, 399 Burton Road. No objection.

0766 Single storey extension, 101 Lullington Road. No objection.

**Appeal decisions**

**Land r/o 137-149 Woodville Road.** The Enforcement Notices had been upheld, the key issues being ceasing the residential use of the land and importation of hardcore etc onto the site. The materials must all be removed from the site within 90 days. The appellant's intention appeared to be that he could continue to live on the site while the steps necessary to comply with the Enforcement Notice and to implement the planning permission were carried out. This had been refused.

The appeal against the planning refusal for a change of use to a gypsy caravan site for 5 pitches (10 caravans including up to 5 static caravans), plus amenity building, pumping station, construction of access and landscaping had been allowed subject to a number of conditions. These included:

- No commercial activity or outside storage and no vehicles over 3.5 tonnes;
- No gates or fences without planning permission;
- Details of disposal of surface and foul water, identification of any contaminated land, and information of facing materials, landscaping and surfacing materials for any hardstanding area all to be subject to approval;
- A traffic control scheme to be agreed for whenever any caravans are taken on to or off the site;
- Parking and turning areas to be kept clear.

Letters requesting careful monitoring and ensuring compliance with the conditions had been sent to the District Council, with copies to Cllrs Mrs M E Hall and P Murray, and Mrs Heather Wheeler MP. A further letter had been sent to the Police asking for ways to monitor compliance with the law.

The Clerk reported a response from Mrs Heather Wheeler MP which referred to a letter from the Leader of the District Council to a resident on this matter, indicating that the District Council was taking all possible actions and would continue to monitor the situation closely.

**48 VILLAGE HALL MATTERS**

None.

**49 WEBSITE**

None.

**50 ACCOUNTS****50.1 Accounts for payment**

Payment of the following accounts was authorised:

<b>Cheque</b>	<b>Supplier</b>	<b>Description</b>	<b>Net</b>	<b>VAT</b>	<b>Total</b>
2450	S Ruddle	Caretaker	541.07		541.07
2451	E Evans	Litter	128.00		128.00
2452	J M Summerfield	Litter	97.50		97.50
**2453	A & J Bartlett Ltd	Electrical repairs to Pavilion	243.23	48.65	291.88
**2454	S Fern	External painting of Village Hall, Pavilion & changing rooms	1599.00		1599.00
2455	J E White	Reimburse paint etc., bind minutes	141.82	27.75	169.57
2456	Eden Tree Care	Trim conifers at recreation ground	150.00	30.00	180.00
2457	Crane & Walton	Legal fees, cable easement, Hallcroft Ave	150.00	30.00	180.00
2458	Grant Thornton	Audit fee	300.00	60.00	360.00
2459	KH Packaging & Disposables Ltd	Cleaning materials	113.20	22.49	135.69
2460	Ian Stone Gardening Services	Mowing pitch, Daisy Lane, etc	480.00		480.00
2461	Mrs C M Knight	Reimburse cost of wire brushes and scrapers for painting the fence	10.80	2.16	12.96
D/D	TalkTalk	Internet charges	21.95	4.39	26.34
D/D	NEST	Pension contributions	25.42		25.42
D/D	SSE	Electricity to Village Hall	514.42	102.88	617.30

**50.2 Receipts**

The following amounts had been received since the last meeting:

<b>Name</b>	<b>Description</b>	<b>Amount</b>
S Ruddle	Village Hall lettings	1197.50
Woodville Rangers FC	Use of pitch & changing rooms for 2017/8	500.00
Overseal Gala Committee	Use of Village Hall	150.00
HM Revenue & Customs	VAT refund	809.71
South Derbyshire District Council	S.106 contribution re Valley Road development	11992.01

**50.3 Audit.** The Council's financial documents were inspected. The lateness of delivery of bank statements made checking very difficult and the Clerk agreed to obtain temporary statements when the usual ones were not available before the meeting.

**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 Clerk intended to update the table showing the Repairs and Renewals Fund and it was agreed that the external painting of the Pavilion and the changing rooms would be included with the Village Hall.

**51 COUNCILLORS' REPORTS**

- 51.1 Land at Daisy Lane.** Advice had been obtained on how best to maintain this land and it had been suggested that the grass should be cut down and removed from the land to provide an environment which would encourage the growth of wild flowers, perhaps dealing with a small area initially. The idea was accepted in principle and the Chairman agreed to ask several appropriate people the cost of mowing and baling the grass across the whole area. The District Council were due to mow again in September and they would be reminded of this commitment.
- 51.2 Public footpath 18, Woodville Road to Daisy Lane.** The section close to Woodville Road was overgrown but the adjoining owners had arranged for it to be cut back.
- 51.3 Pothole, Moira Road.** The pothole near to the entrance to Lagoona Park had again opened up and the County Council would be asked to deal with the underlying problem.
- 51.4 Play equipment.** It was agreed to add provision of further play equipment for children to the Forward Planning list.
- 51.5 Vehicle, Coronation Street.** It was reported that a vehicle which appeared to be permanently parked at Coronation Street was leaking oil on to the road and footpath. The details would be checked with a view to reporting this to the appropriate authorities.

**52 EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That the Press and public be excluded from the meeting during consideration of the following item 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 LAND AT LULLINGTON ROAD.**

The Clerk reported that the land was the subject of a Farm Business Tenancy Agreement dated 15 November 2013, and gave details of the content. The matter was deferred for consideration at the next meeting.

The meeting ended at 8.30 pm

**Chairman**