

OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 3 December 2015.

Present: Mrs C M Knight - Chairman
Mr A W Cook, Mr R Cox, Mrs J Cunningham-Gardner, Mrs M Elton, Mrs S Jones, Mr M A Knight, 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 Mr M S Patrick, Cllr P Murray (South Derbyshire District Council), Cllr Mrs K Lauro (Derbyshire County Council) and Mr D McMillan, PCSO.

75 DECLARATIONS OF INTERESTS

Mr R Cox declared an interest in minute no 80 (planning application: application no 1063, erection of up to 70 dwellings, Acresford Road), as a neighbour of the site.

76 PUBLIC QUESTIONS AND ANSWERS

Several residents spoke objecting to the planning application for up to 70 dwellings at Acresford Road.

The previous application for 60 dwellings had recently been refused and an appeal had been lodged. While the new application differed in that it included land adjoining the site and backing on houses in Moira Road, it seemed perverse to submit an essentially similar application. The applicants had included several pieces of incorrect information in the application notably that the site was in the catchment area for John Taylor School, whereas in fact that school was not even in the same county. They also intended that children would go to the local school via footpath 34, which was totally unsuitable. It was not surfaced, ran through a private garden and emerged into Moira road at a point where there was no pavement, thus going straight onto the carriageway at a point where visibility was restricted by parked vehicles and a blind bend in the road.

It was reported that there was, as yet, no approved Local Plan, though the draft was nearing its final stages. In the absence of an approved plan, developers were making large scale applications on any convenient site irrespective of planning merits whereas they should be concentrating on brown-field sites. Local amenities such as the school and Doctor's surgery were overcrowded and the traffic problems on A.444 to which the development would gain access were severe.

In answer to questions, Mr Cox confirmed that there was a large fault known as the Moira Fault in the ground beneath his property and that it must affect the site. It was known that there had been mine workings beneath the site in the past.

Cllr Mrs Hall indicated that she would request that the application be dealt with by the full Planning Committee and would suggest a site visit prior to the decision being taken.

It was also reported that the newly-installed dog bin at Valley Road was overflowing; this would be reported to the District Council.

77 MINUTES

The minutes of the meeting held on 5 November 2015, copies of which had been previously circulated, were approved as a true record, subject to recording that the left-hand panel of the notice board near the Church required repair, not the centre panel - Minute no 66.10.

78 COUNTY, DISTRICT AND POLICE MATTERS

78.1 District Council. It was reported that a manhole cover in the open space in Forest View had been removed and could not be refitted because the rim was broken; the manhole was very deep and therefore dangerous. Several drains in the village were blocked by debris and should be cleaned out. Cllr Mrs Hall agreed to report these matters.

Coronation Street had been cleaned of dog faeces recently but needed doing again and there was a general problem of dog fouling. The Neighbourhood Warden would be invited to a future meeting to discuss the question of enforcement.

The open space at Daisy Lane had still not been mown and there had been no progress on transferring the land at Manor School View. Both of these matters would be referred to the District Council.

Enquiries would also be made of the District Council as to whether there was a byelaw which the Parish Council could adopt preventing overnight parking or camping on council land without the prior written permission of the Council

78.2 Police. Crime statistics for November showed an increase in reported crime. A discussion took place following the recent Safer Neighbourhoods meeting at which the Police had been asked to explain why no crimes had been recorded when the travellers had camped on the recreation ground, when it was known that several crimes had occurred. They stated that several incidents had been recorded but no crimes. It appeared that when such matters were reported to the Police, it was necessary to be specific that a crime was being reported and to request a crime number. This was not general knowledge and the explanation was regarded as unsatisfactory.

It was also pointed out that the village now had no Police cover at all, other than the PCSO who had to cover a wide area encompassing several villages.

78.3 County Council. The dead cherry tree in Woodville Road had still not been felled and when high winds occurred, branches fell from it. The County Council would be pressed to deal with this.

79 CLERK'S REPORT

79.1 Progress report. A progress report on various matters previously raised was considered (copy attached to the official copy of the Minutes). The District Council would be pressed to mow the land at Daisy Lane and to progress the transfer of the land at Manor School View. Surfacing of Moira Road was included in the 'submission' for next year and it was pointed out that the whole length of Moira Road needed surfacing.

79.2 Refuse collection from the Village Hall. The District Council had said that they could not supply an additional bin free of charge, for the cardboard and other refuse which could not be accommodated in the existing bin. The present charge for the 660 litre bin was £423.42 p.a.; the correct charge for this was £535.00 p.a. and the present charge was gradually being increased

to catch up. A replacement 1100 litre bin would be £787.28 p.a. It was suggested that the bin could be located at a place less convenient for people dumping cardboard and the District Council would be reminded that the problem was of their making because of the removal of the recycling facilities.

- 79.3 Education in Derbyshire.** A further response from Cllr J Coyle of Derbyshire County Council had been received (copy attached to the official copy of the minutes). Noted.
- 79.4 Use of Village Hall for dog show.** The Midland Border Terrier Club had made bookings for the Village Hall and the recreation ground for 6 occasions during 2016 for dog shows and would like to make it a permanent venue because of its location and the facilities available. They were aware of the top pitch restrictions and had asked certain questions relating to the main show in August. Specifically, would the council permit them to use the MUGA on Sunday 7 August 2016 either for the show - if the training area (the former boggy area) was unsuitable because of wet ground conditions - or for siting dog cages if the training area were used? Secondly, if the training area was unsuitable, could they use the lower pitch as a fallback position? Thirdly, would the top pitch be available for shows in future years - they were aware that vehicles would not be allowed on the pitch, which would be used for foot traffic only. The proposed use was approved.
- 79.5 Appointment of Caretaker.** Ms S Ruddle had been appointed to this post and would start her duties in January. Mr Baxter had kindly agreed to act as deputy during periods of absence.
- 79.6 Gas supply contract.** The contract was due to expire in April 2016 and LSI Utility Brokers (who dealt with this on behalf of the Council) advised that energy prices were very low at present and that the Council should enter into a further contract at rates which could be obtained now. The estimated cost was £2030.26 p.a. for 3 years compared with a budget for the current year of £2250, which looks likely to be exceeded. A new contract had therefore been entered into with SSE the Council's present supplier for electricity. The Council confirmed this action.
- 79.7 Poppy Appeal.** Donations totalling £175 had so far been received and two further donations were expected, probably totalling £40-£50. It was agreed to make the total up to £270.00.
- 79.8 External audit arrangements.** At present, the Council's external auditors were appointed nationally and came from the private sector. From 2017, councils with a budget of less than £6.5 million would be able to make their own arrangements. NALC had worked with the Department of Communities and Local Government and others and were setting up a body which would procure audit services and, through their bulk buying capabilities, would be able to make the cost economical. If individual authorities wished to make their own arrangements, they would still have to establish an audit panel following statutory appointment process, and appoint an auditor by the end of 2016. If the council wished to opt out of the NALC-led system, they must do so by 31 January 2016; otherwise no action was required and they will be 'opted in' automatically. The proposed new system was accepted.

79.9 Forward planning.

It was reported that the Gala Committee would offer financial support towards creating a useable access to the recreation ground from Hallcroft Avenue. This was welcomed and it was agreed to consider this project in the context of the budget for next year. A simple form of access was needed, such as compacted stone, removal of a tree and some bushes and installation of a height restriction barrier.

The adoption of byelaw was to restrict overnight parking and camping on council-owned land was added to the list.

- 79.10 Street naming.** The Council was invited to suggest a name for the new development of 3 houses r/o 8 Valley Road and reviewed the developers' suggestions. It was agreed to support the developers' suggestion of Dawn Close.

80 PLANNING APPLICATIONS

The following application had been approved:

0933 Replacement dwelling at The Oaks, Green Lane.

An appeal had been lodged in respect of the following application:

0496 Erection of 60 dwellings, land at Acresford Road.

Applications for decision:

1092 Erection of 6 x 2-bed houses, Lullington Road. The Parish Council supports this application. The proposal is in keeping with the village and helps to meeting and identified need for affordable housing. The site is a brownfield site, having previously been used for pre-fabs. The design show the houses to be well spaced with good garden spaces around them.

1063 Erection of up to 70 dwellings with associated public open space, sustainable drainage and landscaping, land at Acresford Road.

The Council strongly objects to this proposal.

The site is outside the village boundaries and it is a large development which would affect the character of the village.

The school cannot cope with the inevitable numbers of children who would seek to attend and, even if there were space at the school for a further classroom, which there is not, it would not be sufficient as the children are likely to be of differing ages. The secondary schools are also unable to cope with such increased demand. The medical facilities in the village are over-stretched at present and could not deal with the additional demand. Other public services are being reduced e.g. the fire service is being cut back at present.

The exit from the site would be directly onto the A.444 main road, which is already badly congested. Local residents who live near to the site have said that at the peak periods when they are going to work, it can take up to 6 minutes to be able to cross the traffic stream and proceed towards Burton. The diagram of a similar entrance which the developers provided shows a very narrow roadway unable to deal with commercial vehicles such as refuse collection vehicles and a car exiting the site at the same time. There are no footpaths on that side of Acresford Road, meaning that children going towards the village on foot or on bicycles would have to cross the traffic streams to the

path on the far side. Traffic leaving the village often exceeds the 40 mph limit as there is no speed camera monitoring traffic in that direction.

There is only one entrance or exit at the site and for safety it would be necessary to construct a roundabout or install traffic lights.

The application suggests that children going to school would use the public rights of way across the fields; however, these are boggy even in the summer time. Footpath 34, which is the most direct route to the school from the site, passes through a private garden and drive and is not separated from the rest of that property by any kind of barrier. The footpath emerges onto Moira Road at a point where there is no pavement, thereby going directly onto the carriageway. At this point there is reduced visibility due to the bend in the road and because of parked vehicles and this is a dangerous situation.

There are Listed Buildings directly opposite the site and at the rear (the farmhouse) and this type of development in this locality would adversely affect the character of the vicinity. Local publicity provided by the applicants says that there would be retail premises and public parking within the site and yet these are expressly excluded in the application form.

Mining subsidence is still active in this part of the village surrounds and great care would need to be taken in the construction of any buildings or roadways. Indeed the balancing pond to be provided is where there has been subsidence and where it is understood that water drains into the former workings beneath. The site is also affected by the Moira Fault - a wide fault in the substrata - which also affects Grange Farm and properties in Moira Road. There are a number of houses in the close vicinity of Grange Farm that have had serious problems with subsidence, including the bungalow opposite, which is on the edge of the field that the proposed development is going on.

There are some glaring inaccuracies in the application. For example, it states that the site is in the catchment area of John Taylor school, which is not even in the same county.

Finally, the Council ask that this application be considered by Committee and that there be a site visit. This should take place at a suitable time near to the peak hours when the traffic problems can be properly assessed and that should include Moira Road where the applicant says that children would go to get to school.

(Mr R Cox declared an interest in this application as a neighbour of the site and took no part in the discussion or voting thereon).

81 ACCOUNTS

81.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
2225	Pugh-Lewis	2nd contract payment (part)	17600.74	12399.26	30000.00
2226	L Baxter	Caretaker	397.58		397.58
2227	J M Summerfield	Litter	80.30		80.30
2228	E Evans	Litter	67.00		67.00
2229	J Kirby	Cleaner	276.00		276.00

2230	M Wharton	Litter	48.30		48.30
2231	South Derbyshire District Council	New dog bin, Valley Road & emptying	273.26	46.32	325.58
2232	SK Plumbing	Repair leaking pipe & fire doors	185.00		185.00
2233	Linton & District Poppy Appeal	Donation	270.00		270.00
2234	A & J Bartlett Ltd	Repairs to MUGA lighting	280.94	56.19	337.13
2235	L Jones	Repairs to shutter	120.00		120.00
2236	DALC	Councillors' Induction course fee	50.00		50.00
D/D	South Derbyshire District Council	Rates	38.00		38.00
D/D	TalkTalk	Internet charges	20.50	4.10	26.60
D/D	British Gas	Gas to Village Hall	205.66	2.88	208.04

81.2 Receipts

The following amounts had been received since the last meeting:

Name	Description	Amount
L Baxter	Village Hall lettings	570.00
South Derbyshire District Council	S.106 grant towards pitch improvement project	10,000.00
Various	Wreaths donations	175.00
HM Revenue & Customs	VAT refund	14881.46
S Warner Diet & Fitness	Use of Village Hall	160.00
Clubs Complete	Use of Village Hall	200.00

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

82 COUNCILLORS' REPORTS

82.1 Edward Street allotments. Mr S C Sharpe reported that the tenant of plot no 21 had given up the tenancy and was transferring to Lullington Road. The Clerk reported that the tenant of plot no. 9 had also given up a tenancy and that the plot had been offered to an applicant on the waiting list.

82.2 Rubbish, Slackey Lane. NWLDC would be asked to clear rubbish from Slackey Lane and Moira Road; the street nameplate for Bath Lane opposite the junction had fallen off and would be reported.

83 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the Press and public be excluded from the meeting during consideration of the following item on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business.

84 CLERK'S REPORT - USE OF MUGA

The Council considered the report of the Clerk on a possible use of the MUGA and its expansion to permit that use.

It was agreed to approve the proposals in principle, subject to visual inspection when the possible site had been pegged out so that the impact could be assessed.