

OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 8 January 2015.

Present: Mrs C M Knight - Chairman
Mrs S Jones, Mr M A Knight, Mrs R O'Brien, Mr M S Patrick, Mr S C Sharpe and Mr I Sheppard.

In attendance: Cllr S Frost (South Derbyshire District Council), Cllr Mrs K Lauro (Derbyshire County Council) and Mr D McMillan, PCSO.

Apologies for absence were received from Mr R Cox, Mr A R Hart, Mr D M Holloway and Cllr Mrs M E Hall (South Derbyshire District Council).

72 DECLARATIONS OF INTERESTS

Mr S C Sharpe declared an interest in proposed development at Valley Road, as a relative of a neighbour.

73 PUBLIC QUESTIONS AND ANSWERS

14 members of the public attended the meeting.

Planning application 2014/1126 - 1126 Erection of three 2-storey dwellings and one single storey dwelling, Overseal Manor Stables, Hallcroft Avenue.

There was considerable opposition to this application, which was a reduced number of dwellings from the previously approved development on this site. The residents' concerns were noted and included in the Council's decision to oppose the application, set out below.

Planning application 2014/1095 - Erection of 4 detached dwellings, Land at Sealwood Lane.

Opposition from local residents was expressed and their concerns were included in the Council's reasons for opposing this application, set out below.

Speeding, Moira Road. A resident reported that traffic entering Overseal from the Moira direction often travelled at speeds well in excess of the speed limit, which was 30 mph in the section in Derbyshire. This would be referred to the PCSO for action.

74 MINUTES

The minutes of the meeting held on 4 December 2014, copies of which had been previously circulated, were approved as a true record.

75 FORWARD PLANNING STRATEGY

The Chairman pointed out that the Council was usually in the position of reacting to development proposals, rather than adopting a proactive role. The Council should consider what it wanted the village to be in 10-20 years time and how this might be achieved. Obvious future problems included housing, roads and burial facilities.

Members were asked to give this some thought and the matter would be included in future agendas to enable further consideration to be given.

Members referred to the survey which had been carried out some years ago which had concluded that a small number of affordable houses were required in the village, whereas developments tended to be of expensive larger houses. The result was that new residents came into the village, rather than

meeting the needs of local people. The national Development Framework referred to the need for sustainable developments, but brownfield sites in urban areas were ignored in favour of greenfield sites outside the villages, requiring public transport to allow pupils to attend schools.

76 COUNTY, DISTRICT AND POLICE MATTERS

76.1 District Council. Cllr Frost referred to the budget meetings currently taking place at the District Council.

76.2 Police. The PCSO reported the December crime statistics, which continued to be low. The annual total reported crimes for the area was also low. In response to a question, he had checked the reported traffic problems in Coronation Street but had not witnessed any difficulties. He had also checked on HGVs using Woodville Road and had given advice to the operators. Recent traffic monitoring activities near the village had resulted in a number of prosecutions.

76.3 County Council. Cllr Mrs Lauro referred to the potentially dangerous wall in Moira Road, which had been reported to the County Council. They had asked the District Council to check on safety and they in turn were monitoring the situation. Members reported that the potholes in Coronation Street had been repaired and that the County Council had done a good job. However, those in Moira Road had reopened and need further repairs. Cllr Mrs Lauro agreed to report this.

The gullies in the length of Moira Road between the junction with Gorseley Lees and the county boundary needed further investigation as it appeared that there was a blockage in that length of sewer. The County Council would be pressed to deal with this matter. A sign in Moira Road opposite the junction with Hallcroft Avenue had collapsed.

The Council had just been consulted about a proposals to create a Combined Authority, consisting of the County Council, Derby City and the 10 District Councils. Members would check the documentation online and refer their views to the Chairman to formulate a response. An online questionnaire could also be used to comment.

77 CLERK'S REPORT

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

77.2 Water quality. Members reported that water quality in the western part of the village, around Lullington Road etc., was poor, with a metallic taste being prevalent. This would be reported to South Staffordshire Water.

77.3 Electrical repairs. The Chairman and Vice-Chairman had authorised acceptance of the quotation of DDS Sleep Eazee Electrical for the overhaul of the fire alarm and emergency lighting systems at the Village Hall in the sum of £740.00.

77.4 Donation. A donation had been received in memory of Mr J Betteridge. Several suggestions were considered but a structure at the church corner was not favoured in view of the proliferation of signs etc at that location. Other suggestions included provision of footpath markers with a suitable inscription, or planting of a flower bed at Burton Road. Mrs Betteridge would be asked for her views.

77.5 Strategic planning. At the November meeting (minute no. 56.1), concern was expressed that large scale developments were not held back until adequate local services were provided. The County Council had provided a response from their point of view (copy attached). A copy of their Local Plan response was attached as a separate document.

Their response to the application for 64 houses at Valley Road had also been received and (copy attached to the official copy of the minutes). It was noted that the County Council intended that the S.106 contribution would go into a general fund rather than allocated locally, which was very disappointing. Several projects related to this contribution were queried.

77.6 Community Partnerships Scheme. South Derbyshire District Council was to re-launch its Community Partnerships Scheme, which offered capital grants to community groups and Parish Councils of between £1000 and £25000. Typical examples included:

- sports, arts, heritage, environmental and other community projects
- the provision of new community buildings or refurbishment / improvement of existing community buildings
- the purchase of major items of equipment - individual items must cost a minimum of £4,000 to be eligible
- access improvements to buildings, particularly for people with disabilities.

77.7 Speeding sign, Acresford Road. The County Council had declined to install flashing speed warning signs on Acresford Road. One of the reasons for so doing is *'Vehicle activated signs (VAS) are only used as a last resort where recorded injury accidents have not been reduced with the introduction of other measures. Fortunately, on Acresford Road there have been only three recorded injury collisions over the last three years.'* Others related to restricted finance and a policy defining the criteria which such a request must meet, including at least 6 injury accidents over 3 years where speed was a factor. They would, however, continue to monitor the situation.

77.8 Derbyshire Fire & Rescue Service. The Assistant Chief Fire Officer had responded to the Council's concerns. He confirmed that there were no plans to downgrade or close the Swadlincote Fire Station and said that the shift system proposed by the Fire Brigades Union and by the Service provided exactly the same attendance times and revenue savings of approximately £500,000 per annum. The day staffing system with houses was operated elsewhere in the county but no longer met current needs, and the cost of refurbishing the houses at Swadlincote was in excess of £260,000. The use of Retained Staff was already operating in two thirds of the county at present and was satisfactory. The numbers of fire engines would remain the same. Finally the sale of the houses and land would raise about £1.1 million, which would help towards the replacement of the existing 60-year old fire station at Swadlincote.

77.9 Parking problems. The PCSO had visited both sites (Valley Road and Coronation Street), but had not witnessed any particular problems. He suggested that if these did arise, the Police should be called on 101.

77.10 Recreation Ground layout. Three alternative possible layouts for the Recreation Ground to support the bid to Sport England for finance towards the football pitch improvement were submitted. While one option was preferred, there were reservations, including the orientation of the pitches on the top

area (which could allow footballs to be directed into Hallcroft Avenue) and the proximity of the bottom pitch boundaries to the hedge (allowing footballs to be lost in the hedge and potentially players being unable to stop). The Consultant would be informed of the Council's views and reservations.

78 CHILD PROTECTION POLICY

The Clerk submitted a draft Policy document for consideration (copy attached to the official copy of the minutes).

RESOLVED: That the Policy be adopted for immediate implementation.

79 PLANNING APPLICATIONS

The following application had been approved:

1001 4 detached dwellings, land r/o 137-149 Woodville Road.

Applications for decision:

0261/LCC Veolia Landfill Ltd - extend period for importing waste to the New Albion Landfill Site - to 31 December 2016. (the documents can be seen at www.leics.gov/planning_search.htm). The Council appreciates the need for an extended time to complete operations and restore the site, but asks that it be completed as soon as possible.

1080 2-storey extension, 364 Burton Road. Following consultation with Members, this application has been supported.

1095 Erection of 4 detached dwellings, Land at Sealwood Lane. The Parish Council objects to this application.

Access to the site is along a very narrow country lane, which is a no-through road and has limited turning places. It is also a public footpath. Access to the A.444 from Sealwood Lane is very difficult.

The development shows 8 parking spaces on the plan, but the narrative refers to the likelihood of 16 cars, plus visitors. The lane is single track only and parking a single vehicle would completely block it. Despite the fact that it is a no-through road, traffic continues to try to get through to Linton, and finds great difficulty in turning, unless a private access gate happens to be open.

The plan also shows that the existing hedgerows and trees on the site will be removed; given the presence of barn-owls nesting in the adjoining buildings and the proliferation of wildlife on the site, this is a retrograde step. It amounts to changing the whole landscape.

The site is outside the developable area of the village and is substantially in open countryside. It is inappropriate to develop this site.

1106 Continued use of premises for mixed use of retail/storage and vehicle sales, 2 Woodville Road. No objection.

1126 Erection of three 2-storey dwellings and one single storey dwelling, Overseal Manor Stables, Hallcroft Avenue. The Parish Council strongly objects to this application.

The development proposed is not in keeping with this part of the village, being next to a grade 2 listed building (Overseal Manor) and a development of four high quality dwellings. The proposal is a terrace of three houses and a bungalow, which looks very much like a pair of semi-detached bungalows, and the design is detrimental to the appearance of the area. No notice appears to have been taken of the District Council's Design Code in relation to

the appearance of these buildings. Additionally, the houses will be higher than the existing Stables development, to the detriment of privacy of the residents. It should be appreciated that there has been a Manor at Overseal since Domesday, not just since the 18th century, and the implications of this should be taken into account.

Access to the site is along a private drive and, on a practical note, this would result in 16 refuse bins being assembled on the verge at Hallcroft Avenue; they would inevitably restrict visibility for vehicles emerging from the site at a point where visibility is often restricted already by vehicles associated with the Doctor's Surgery.

Vehicular traffic using the private drive would be significantly increased and tandem parking arrangements are likely to prove unsatisfactory. There are no garages and no provision has been made for visitors' parking.

In 2008, a survey of Overseal concluded that there was a need for no more than 12 dwellings to meet the affordable homes requirements; the District Council is about to construct 12 Council houses in Lullington Road, so this need is catered for. Consequently dwellings of the low standard proposed are not required.

No maintenance arrangements have been provided for the remaining paddock area, but should remain as an open space.

If approved, the development could create a precedent for more intensive development within the remaining grounds of Overseal Manor, to the detriment of the area and requiring more vehicular accesses to Hallcroft Avenue.

Together with other sites for development within the village, both recently completed and proposed, the character of the village is changing from a primarily local settlement to a commuter village.

The reason for the smaller application is plainly to escape the liability for S.106 contributions, yet much of the site is left undeveloped, leading to the possibility of further development later. If this should happen, the District Council is urged to count the two together for S.106 purposes.

Finally, the Parish Council asks that a site visit be carried out by members of the Planning Committee before a decision is taken, and that all members should endeavour to attend. The previous application was approved when several members had not even seen the site.

1156 Certificate of lawfulness, part conversion of garage with associated windows, 42 Woodlands Road. (This is to determine whether the alterations are permitted development). No objection. The premises had been subject to a variety of uses over many years.

80 ACCOUNTS

80.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
*2111	Overseal Senior Section	Donation for setting up Rangers	100.00		100.00
*2112	Ian Stone Gardening Services	Mowing church corner (2)	70.00		70.00

2113	L Baxter	Caretaker	449.37		449.37
2114	J Kirby	Cleaner	175.50		175.50
2115	J M Summerfield	Litter	62.40		62.40
2116	T Stewart	Litter	12.74	2.55	15.29
2117	J E White	Salary & Expenses	1102.92		1102.92
2118	HM Revenue & Customs	PAYE	634.60		634.60
2119	ESPO	4 tables	374.00	74.80	448.80
2120	D Walker	Christmas lights	240.00		240.00
2121	South Derbyshire District Council	Rent of land at Lullington Road	100.00		100.00
D/D	TalkTalk	Internet charges	18.50	3.70	22.20
D/D	South Derbyshire District Council	Rates	37.00		37.00

80.2 Receipts

The following amounts had been received since the last meeting:

Name	Description	Amount
L Baxter	Village Hall lettings	440.00
South Derbyshire District Council	S.136 refund	10136.00

80.3 Audit.

The Council's financial documents were inspected.
(Mr S C Sharpe left the meeting at £8.20 pm).

80.4 Budget 2015/2016

The Council considered the report of the Clerk (copy attached to the official copy of the minutes).

RESOLVED:

- (a) That no change be made to rates for the hire of the Village Hall, Bowls Club rent or charges for the use of the football pitches and changing facilities;
- (b) That the rent of allotments remain at £15 per plot for Burton Road allotments and the rent of the allotments at Lullington Road remain at £225;
- (c) That the national salary award for the Clerk's salary be implemented, involving an increase of £134 p.a. from January 2015 and a non-consolidated payment of £17.41;
- (d) That a similar rate of increase be applied to the Caretaker's salary in accordance with past practice;
- (e) That no adjustment to the Repairs & Renewals Fund be made at present in respect of expenditure during the current year but that £5000 be added to the Fund for the forthcoming year;
- (f) That the provisional bookings made for the Summer Sports Programme be modified if possible to substitute Sport & Play Combo for the second Wheels Mobile, at an increased cost of £80;
- (g) That £8000 be included as the Council's contribution towards the football pitch improvement project;
- (h) That no provision for fitness equipment be made at present as the land drainage issues needed to be resolved first;

(i) That provision of £500 be included for replacement of some fence posts in Hallcroft Avenue and that quotations for replacement of one post and for replacement of all posts be sought from DSK Engineering;

(j) That a Precept of £27,000 be levied for 2015/2016.

81 COUNCILLORS' REPORTS

81.1 Planning Briefing. The District Council was to hold this event on 18 February and all Members were invited to attend. It was thought that it would be very useful.

81.2 Litter. There was a considerable amount of litter in Slackey lane and a section of Moira Road. The latter would be referred to the Clean Team.

81.3 Distribution of Funds. As no reply had been received from the County Council regarding the distribution of funds across the county, they would be pressed for information.

81.4 Orchard. It was intended to plant the trees on 17 January and to incorporate a pruning workshop.

81.5 Steps on the Recreation Ground. The Footpaths Group were to proceed with this project shortly and materials would be obtained from Schoolgrounds.

81.6 Recreation Ground gate. The Caretaker would be reminded to secure the gate as car tyre tracks had been noticed on the grass. Access for mowing would need to be maintained.

81.7 Wall, Moira Road. Members remained concerned about the safety of this wall, notwithstanding that it was being monitored by South Derbyshire District Council. They would be asked to remove the coping stone to ensure that it did not fall into the path.

81.8 Agenda. As the distribution of agenda and supporting papers had not been satisfactory, it was agreed to revert to paper copies.

The meeting ended at 9.00 pm

Chairman