

OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 4 June 2015.

Present: Mrs C M Knight - Chairman
Mr M S Patrick (Vice-Chairman, in the Chair)
Mr A W Cook, Mr R Cox, Mrs M Elton, Mrs S Jones, Mrs R O'Brien and Mr S C Sharpe.

In attendance: Cllr P Murray (South Derbyshire District Council), Cllr Mrs K Lauro (Derbyshire County Council)

Apologies for absence were received from Mr M A Knight, Cllr Mrs M E Hall (South Derbyshire District Council) and Mr D McMillan, PCSO.

14 DECLARATIONS OF INTERESTS

Mr A W Cook declared an interest in planning application no 0400, extensions at 227 Burton Road as a relative of the applicant.

15 PUBLIC QUESTIONS AND ANSWERS

Several residents attended the meeting in connection with the planning application for dwellings at the rear of Manor Stables, Hallcroft Avenue (no.0420). This was virtually identical to a previous application which had been refused and it was difficult to understand why the applicants had not appealed instead.

Other residents attended the meeting to object to planning application no 0211 - erection of a building to provide residential accommodation, parking and amenity areas at 2 Woodville Road. The application was in outline, but the illustrative layout showed 21 flats, 3 or 2¹/₂ storeys high, with parking at the rear. The height of the building would adversely affect the privacy of nearby properties.

Both applications would be considered later in the meeting.

16 MINUTES

The minutes of the Annual Meeting held on 14 May 2015, copies of which had been previously circulated, were approved as a true record.

The Minutes of the Annual Parish Meeting held on 14 May 2014 were noted.

17 CO-OPTION OF MEMBER

Three local residents had expressed an interest in filling the vacancy which had resulted from the recent election following a local advertisement. Each of the candidates had given reasons for their interest and these were made available to members at the meeting.

RESOLVED: That Mrs J Cunningham-Gardner be co-opted to membership of the Parish Council.

Mrs Cunningham-Gardner signed the Declaration of Acceptance of Office and joined the meeting.

18 COUNTY, DISTRICT AND POLICE MATTERS

- 18.1 District Council.** Cllr P Murray had ended his term of office as Chairman of the District Council and was now Vice-Chairman, a position which allowed him access to all committees as deputy.

The solar panels proposals had been modified in that the Green Lane site was no longer to be pursued, but the Shortheath site was being proceeded with.

Star charity had offered to provide recycling bins via Rainbow Waste for paper, cardboard, clothes and shoes, stationed at the Village Hall car park. This was to replace similar facilities which had been withdrawn from the public car park. The new facility would require schoolchildren to take recycling materials some distance and would involve significant time. If a site could be provided within the school grounds, the charity would be prepared to site the bins there. It was agreed to defer consideration to the next meeting to enable enquiries to be made of the school and to consult Village Hall neighbours. The charity would be thanked for their offer.

- 18.2 Police.** Crime statistics for May were presented, which showed a low incidence of reported crimes. Members referred to the presence of several 'dirt bikes' in the village, which caused a noise nuisance.

- 18.3 County Council.** Cllr Mrs Lauro had enquired when the safety cameras had last been in operation, but it was policy not to publish this information. However, it was understood that they would be in operation in the near future. Complaints had been received about a bus shelter which impeded visibility from Green Lane when exiting on to A.444 and the County Council were looking to see whether they could assist in improving the situation. A pothole repair on Moira Road needed further attention.

The County Council had agreed to prune the lime trees on Woodville Road and to remove a dead tree, but no action had been taken. While it was not possible to do the pruning at this time of year, Cllr Mrs Lauro agreed to press for the removal of the dead tree on safety grounds.

Complaints had also been received about the bus service to Burton taking about an hour, because the route visited several villages and it was suggested that alternate services might be direct. The reason was thought to be related to the number of passengers required to make the service viable.

19 CLERK'S REPORT

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

- 19.2 Football pitch improvements.** The Sport England Award towards the cost of this project had now been formally accepted as had the grant from South Derbyshire District Council. John Wainwright, the Consultant who would deal with the technical aspects of the work on the Council's behalf, had formalised his fee proposals and these were within the amount approved by the Council at the last meeting.

The programme aimed to complete the project by the middle of October, with physical work on site starting in late August or early September. This would mean that there could be no football or other use of the land from then until the grass was fully established and the teams had been advised of this.

St Matthews FC had decided to disband, for reasons other than the work on the pitch.

19.3 Governance. In signing the Annual Return each year, the Council was certifying that they had carried out a number of tasks and reviews during the year on the following matters:

- a) Approval of the accounting statements;
- b) Maintained an adequate system of internal control, including measures designed to prevent and detect fraud and corruption;
- c) No matters of non-compliance with laws which could have a significant financial effect on the council;
- d) Provide a proper opportunity for the exercise of electors' rights (to inspect accounts and contact the auditors);
- e) Risk assessment and management of risks;
- f) Maintain an adequate and effective system of internal audit;
- g) Took appropriate action on all matters raised by internal or external auditors;
- h) Considered whether any litigation, liabilities or commitments, events or transactions have a financial impact on the council and have included any in the accounting statements;
- i) Trust funds (not applicable)

In order to do this methodically, it was proposed to submit a report on the various items on a monthly basis. The first such report was attached and dealt with items (a) and (b).

The report was carefully examined and approved.

19.4 Obstruction of footpath 1, Woodlands Road. The Clerk reported that the District Council's Head of Housing had said that the hedge could not be cut back at present because of legislation which protected birds during the nesting season, but that it would be cut back later in the year. It was suggested that the work might be carried out under the Payback scheme.

19.5 Flood Liaison Meeting. Mr A W Cook was appointed to attend this meeting on 24 June at the Civic Offices.

20 PLANNING APPLICATIONS

The following applications had been considered by the Planning Committee on 2 June:

0029 Erection of 10 dwellings with new access and open space, Moira Road - approved. Enquiries would be made as to whether any S.106 provision had been related to the decision.

1095 Erection of 4 detached dwellings, Sealwood Lane. Refused - the site owners had been informed that the site should be cleaned up.

The following applications had been approved:

0208 Extension, 163 Woodville Road

0223 Conversion of outbuildings to provide living accommodation, parking and erection of an extension, 37 Lullington Road

Applications for decision:

0211 Erection of a building to provide residential accommodation, parking and amenity areas, 2 Woodville Road. Members were concerned about several matters. The height of the building at up to 3 storeys high would make it out of proportion to this part of the village and affect the privacy of some neighbouring properties, including the listed buildings at Church Farm and 1 Lullington Road. There were only 24 parking spaces for 21 flats, which would undoubtedly result in cars being parked on the road, thereby creating potential conflict with vehicles associated with the church and the Church Centre. Vehicles leaving the site would be close to the traffic lights and those entering the site could be impeded by stationary vehicles waiting at the lights. There were insufficient school places available and the development would increase the traffic problems on A.444. The development was too dense for this site.

On the positive side, such development was to be preferred to a green-field site and if it were reduced to single storey development with fewer dwellings it could be acceptable.

(Mrs J Cunningham-Gardner declared an interest in this application as an employee of the present site owner and took no part in the discussion or voting thereon.)

0400 Extensions, 227 Burton Road. No objection.

(Mr A W Cook declared an interest in this application as a relative of the applicant and took no part in the discussion or voting thereon).

0420 Four 2-storey and two single storey dwellings, land r/o Overseal Manor Stables. 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 four houses and a pair of 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 a large cluster of 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, which 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.

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. It should be noted that a virtually identical application was recently refused and this further application is regarded as vexatious. It is difficult to understand why the applicant has not appealed the earlier decision instead of re-submitting the application.

0426 Residential development (outline), Linton Heath. The Parish Council objects to this application. It would increase the existing traffic problems on A.444 and there is insufficient primary and secondary school provision for the future residents. There are also severe parking problems nearby, effectively reducing the road to a single carriageway.

It was understood that the last traffic survey on A.444 was 3 years ago and that they are scheduled only every ten years. Since then, the general traffic volume has increase significantly, with HGVs increasing even more. The Clerk was asked to invite Linton and Castle Gresley Parish Councils to co-operate with Overseal in dealing with applications with traffic implications for A.444.

21 ACCOUNTS

21.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
2166	L Baxter	Caretaker	415.08		415.08
2167	J M Summerfield	Litter	62.40		62.40
2168	T Stewart	Litter	156.00		156.00
2169	J Kirby	Cleaner	188.10		188.10
2170	Ian Stone	Planters & mowing at church corner	938.24		938.24
2171	K H Packaging & Disposables Ltd	Balance of invoice no 2163	10.00		10.00
D/D	South Derbyshire District Council	Rates	38.00		38.00
D/D	TalkTalk	Internet charges	18.50	3.70	22.20

21.2 Receipts

The following amounts had been received since the last meeting:

Name	Description	Amount
L Baxter	Village Hall lettings	1290.00
J Cunningham-Gardner	Allotment rent	7.50
South Derbyshire District Council	Use of Village Hall as Polling Station	120.00

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

22 COUNCILLORS' REPORTS

22.1 Access to the recreation ground. The need to allow lorries on to the recreation ground for maintenance and other purposes was considered. The use of traffic cones would be adopted as they deterred parking and would preserve the access area.

22.2 Footpath maintenance. Several footpaths were blocked with overgrown vegetation and an approach to a contractor had been declined because of pressure of work. The Clerk was asked to find an alternative contractor as soon as possible.

The hedge on Moira Road adjoining farmland was obstructing the footpath and the Clerk would contact the owner to have it cut back.

22.3 Fence, Hallcroft Avenue. There had been ill-informed criticism on social media about the construction of the fence on Hallcroft Avenue. The second phase of the work would be completed within the next week or so and the former concrete fence posts removed from site. An appropriate response had been posted.

22.4 Rubble, Moira Road. Some concrete rubble had been dumped on land near to the entrance to Laguna Park on Moira Road. Cllr Murray agreed to ask the District Council to check whether it was on the landowner's property or the highway and press for removal as appropriate.

22.5 Gala Committee. Mr Patrick thanked the Council for the use of the facilities for the recent music festival, which had been very successful.

The meeting ended at 8.45 pm

Chairman