

# OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 6 March 2014.

**Present:** Mrs C M Knight - Chairman  
Mr R Cox, Mr A R Hart, Mr D M Holloway, Mrs S Jones, Mr M A Knight, Mrs R O'Brien, Mr M S Patrick and Mr I Sheppard.

**In attendance:** Cllr S Frost (South Derbyshire District Council), and Mr D McMillan, PCSO.

**Apologies for absence** were received from Mr S Sharpe and Cllr Mrs M E Hall (South Derbyshire District Council).

## 99 DECLARATIONS OF INTERESTS

Mr I Sheppard, Mr M S Patrick and Mrs S Jones declared interests in minute no. 103.8 (Allotments) and took no part in the discussion or voting thereon.

## 100 PUBLIC QUESTIONS AND ANSWERS

Several residents of the Stables, Overseal Manor attended the meeting and expressed their reasons for opposing the planning application concerning the proposed erection of four 2-storey and two single storey dwellings on land to the rear of Hallcroft Avenue. Having heard their objections, the Council considered the application at Minute no. 104.

## 101 MINUTES

The minutes of the meeting held on 6 February 2014, copies of which had been previously circulated, were approved as a true record.

## 102 COUNTY, DISTRICT AND POLICE MATTERS

**102.1 District Council.** Cllr Frost reported that he had attended a meeting at the District Council to discuss the Development Plan, which was currently the subject of public consultation. Overseal was to be re-designated a 'Key Service Village', one of the effects being that any proposed development up to 25 dwellings would be subject to a presumption in favour. Members were concerned that large-scale development might alter the character of the village further and that there should be meaningful discussion with the District Council on the matter. Other Parish Councils in Seales Ward would be contacted with a view to a joint meeting with planners being arranged.

The District Council was seeking information about small pathways, particularly their location, whether they were overgrown or subject to fly tipping, and possible ownership details.

Cllr Frost also reported that of the 83 waste disposal sites, only 10 were to be retained, though the Overseal recycling site was one to be retained.

It was reported that 38 Valley Road, understood to be a Council house, had vegetation overgrowing the public footpath. This would be confirmed and the District Council asked to secure its removal.

**102.2 Police.** The PCSO reported on the crime statistics for the last month, which included three thefts from vehicles.

**102.3 County Council.** It was reported that the road surface at the traffic lights was now very badly broken up; the County Council would be asked to effect repairs urgently. The installation of the pedestrian refuge on Burton Road was supposed to have been started in February but no action had been taken; it was now reported that the work 'may be' undertaken shortly, implying some doubt. The Clerk would seek information from the County Council.

Members were also disappointed to hear that Arriva bus service no. 8 was to be discontinued; this would inconvenience many people in the village, especially elderly people without alternative transport. The County Council would be asked to review its decision on subsidising the service.

### **103 CLERK'S REPORT**

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

**103.2 Football pitches.** It had been confirmed that the Overseal Junior team which had used the top pitch would no longer be operating next season. Discussions had been held with Overseal Thunder and Gresley junior teams concerning the possibility of shared use of the bottom pitch and a further discussion was to be held shortly to try to accommodate all teams. It was also reported that Overseal Thunder would now be known as Overseal Junior Football Club.

**103.3 Top pitch drainage.** An application had been made to Sport England for a grant to meet the cost of drainage of the top pitch in view of the number of matches which had had to be cancelled due to waterlogging.

**103.4 Weight limit exemption sign, Woodville Road.** Derbyshire County Council had asked their contractors to remove the sign and this would be done in the next few weeks.

**103.5 Parking on footpaths.** The Police had sent a letter to the occupiers of all properties along Burton Road from Coronation Street junction to the traffic lights warning them that if they blocked the footpath so that wheelchair users or similar could not remain on the footpath they would be subject to a fixed penalty notice which carried a fine of £100. If anyone saw a vehicle which caused an obstruction, they should call 101 and give the registration number to the Police. Similar parking outside the school was a problem common to most schools and did not occur generally when Officers were present. However, local Officers would continue to work with the Council to try to resolve these problems.

**103.6 Drains under the changing rooms.** County Drains had completed their inspection of these drains and they were in a good serviceable condition. One drain from the showers had some grease deposits and the contractors recommended cleaning with a hot jetting unit with a spinning nozzle attached to it. It was agreed to accept the quotation for this work in the sum of £97.00 plus VAT.

**103.7 Lime trees, Hallcroft Avenue.** The County Council had confirmed that the suckers at the base of the trees would be dealt with in the new financial year.

**103.8 Allotments, Burton Road/Edward Street.** The Clerk reported that the three vacant plots had now been let and that the waiting list was substantially reduced. A resident had been helping the tenant of plots 10, 20 and 21 and it was understood that he wished to continue to use them.

However, there were two other people on the waiting list who would like plots. It was agreed that the people on the waiting list should be given first refusal and that the person concerned be offered the remaining plot.

( Mrs S Jones, Mr M S Patrick and Mr I Sheppard declared interests in this matter and took no part in the discussion or voting thereon.)

- 103.9 Broadband.** Finance had been made available to Derby and Derbyshire for upgrading to superfast broadband, but that the Overseal exchange was not included in the programme to provide this. The service available in outlying parts of the area covered by this exchange was extremely poor and the public were being urged to press the County Council to ensure that Overseal exchange was included in the programme, by registering their interest in the new service. The Parish Council would also press the County Council to support this.

## **104 PLANNING APPLICATIONS**

### **Applications for decision:**

0079 Erection of 4 dwellings, land adjoining 19 Gorsey Lees. The proposal would add more traffic to the unmade road, and one of its exits is at the blind bend in Moira Road. If this proposal is approved, Gorsey Lees should be adopted and a one-way system introduced with the exit being further along Moira Road in a less dangerous place.

0090 Erection of four 2-storey and two single storey dwellings, Overseal Manor Stables, r/o 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 four houses and 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, 12 windows would look out towards the existing Stables development, to the detriment of privacy of the residents.

Access to the site is along a private drive and, on a practical note, this would result in 22 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 environmental or ecological studies of the site have been carried out and it is known that there used to be great crested newts in the pond within the Manor grounds. No maintenance arrangements have been provided for the remaining paddock area.

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 Overseal the village is changing from a primarily local settlement to a commuter village.

0131 Extensions, 60 Valley Road. The Council is concerned that the access is on a narrow road opposite a junction. Also the plans are not clear as to the exact proposal.

0144 Extension, 23 Moira Road. No objection.

0186 Demolition of existing dwelling-house and erection of new showroom, 159 Moira Road. The Parish Council has no objection to this proposal. However, the blank wall facing Moira Road will be very unattractive and efforts should be made to incorporate some improvement into its appearance.

## 105 ACCOUNTS

### 105.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
*2006	Fire Control UK	Service fire extinguishers	84.50	16.90	101.40
*2007	Overseal Allotment Association	Donation – car park & legal fees	650.00		650.00
2008	L Baxter	Caretaker	360.44		360.44
2009	J M Summerfield	Litter	60.52		60.52
2010	T Stewart	Litter	151.44		151.44
2011	J Kirby	Caretaker	82.03		82.03
2012	County Drains	Inspection of drains under the changing rooms	135.00	27.00	162.00
2013	South Derbyshire District Council	Litter sacks	230.00		230.00
2014	South Derbyshire District Council	Rent for Lullington Road allotment site.	100.00		100.00
2015	Royal British Legion	Donation	50.00		50.00
D/D	British Gas	Gas supplied to Village Hall	730.52	146.10	876.62
D/D	TalkTalk	Internet charges	24.50	4.90	29.40

\* These accounts had been paid between meetings to avoid unnecessary delay.

**105.2 Receipts**

The following amounts had been received since the last meeting:

<b>Name</b>	<b>Description</b>	<b>Amount</b>
L Baxter	Village Hall lettings	320.00
Various	Allotment rents	225.00
Derbyshire County Council	Rights of Way refund	336.72
Overseal Junior Football Club	Use of pitch	250.00
Overseal Pre-school	Use of Village Hall	1860.00

**105.3 Audit.** The Council's financial documents were inspected.

**106 COUNCILLORS' REPORTS**

**106.1 Music Festival.** Mr Patrick reported that the Gala Committee had organised a Music Festival for 24 May 2014, a bank holiday, to be held on the Recreation Ground.

**106.2 Mr L Shaw.** It was reported that Mr Shaw had recently passed away; he had undertaken many projects and voluntary work in the village for many years and it was agreed that a donation of £50.00 be made to the Royal British Legion in his memory. A further discussion on this aspect would take place at the next meeting.

**106.3 Litter.** There was a considerable amount of litter on the verge in Burton Road and the assistance of the Lengthsman in clearing it would be arranged.

Slackey Lane was also very badly littered though one of the Lengthsmen had voluntarily cleared it recently. North West Leicestershire District Council would be pressed to improve standards of collection.

**106.4 Telephone kiosk, Shortheath.** Mr Knight reported that the CVS may be able to help in organising a suitable use for the kiosk and that further discussions were to take place.

**106.5 Footpath 9.** A further length of the path had now been stoned, but was being used by horseriders.

**106.6 Village Hall improvements.** The Chairman had obtained two quotations for the supply and installation of curtains and rails and the lower quotation in the sum of £2442.00 was accepted. A quotation was being obtained for replacement of the cupboard doors and drawer fronts, together with a worktop and installation of a new gas hob in the kitchen.

The meeting ended at 8.45 pm

**Chairman**