

# OVERSEAL PARISH COUNCIL

MINUTES of the Meeting of the Council held at the Village Hall, Overseal on Thursday 3 March 2016.

**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 P Murray (South Derbyshire District Council)

**Apologies for absence** were received from Mr M S Patrick, Cllr Mrs M E Hall (South Derbyshire District Council), Cllr Mrs K Lauro (Derbyshire County Council) and Mr D McMillan, PCSO.

## 106 DECLARATIONS OF INTERESTS

Mrs C M Knight and Mrs R O'Brien declared interests in item 112.7 (Use of Village Hall by the school) as employees of the school. Mrs S Jones and Mrs M Elton declared interests in minutes no 112.7 (Use of Village Hall by the Gala Committee) as committee members of the Gala Committee and Mrs M Elton declared an interest in planning application no. 0174, erection of 2 dwellings, Sealwood Lane as a relative of a near neighbour.

## 107 PUBLIC QUESTIONS AND ANSWERS

Mrs D Morson of Overseal Footpaths Group informed the council of recent activities, including regular walks with 20-40 people attending. These had helped accumulate funds and the group suggested the provision of a set of steps between the two levels of the recreation ground, on the line of the public right of way, as the nearby grass slope could become slippery at times; the cost would be met by the County Council. ~~The group also suggested provision of a defibrillator to be available at all times, and it was suggested that the equipment at the surgery could be mounted externally to meet this need.~~ *The group also suggested provision of a defibrillator to be available at all times, and they would contribute towards the cost. It was suggested that the equipment could be installed on the outside of the Village Hall'.*

As corrected  
at the April  
meeting

The council thanked Mrs Morson for the work which she and the group carried out.

A resident of Sealwood Lane referred to the recent planning applications for development and thanked the council for its support. The problems associated with being a key service village were possibly associated with these developments, though in practice, the surgery was only able to cope with a certain number of patients and the limit had probably been exceeded already. There also problems with water quality which she had taken up with the relevant providers.

## 108 MINUTES

The minutes of the meeting held on 4 February 2016, copies of which had been previously circulated, were approved as a true record.

## 109 SOUTH DERBYSHIRE CITIZENS' ADVICE BUREAU

A representative of the Digital Education Co-ordinator of South Derbyshire Citizens' Advice Bureau, attended the meeting to talk about the services which they offered, including training on 'all things digital'. In addition to the

normal, free of charge, services offered by the CAB, they had obtained 5-year funding from the Lottery to provide free training in the use of computers, laptops, tablets etc. for people with little or no experience of using IT equipment. Many public services such as benefits claims were now being dealt with online and this training would help people to access these essential services, as well as social media, skype, email etc. Around 20,000 people across South Derbyshire had never used IT and the CAB now offered training at 16 locations and some 270 people had already benefitted. They were seeking to identify other people in such need and would welcome volunteers to assist in the scheme.

## **110 COUNTY, DISTRICT AND POLICE MATTERS**

**110.1 District Council.** Cllr Murray referred to the public meeting which he had held 2 weeks earlier about local concerns and was arranging a follow-up meeting for the near future.

Members asked whether recycling collections of the red, charity bags had ceased and were assured that they had not. It was felt that S.106 money arising from local developments should be made available locally; the pothole at the car park was dangerous and all signs had been removed, causing confusion and danger. Telephone messages and emails were not being responded to.

Cllr Murray agreed to investigate all these matters.

**110.2 Police.** The crime statistics for February were submitted, showing several thefts and vehicle crimes. Together with Netherseal, the Parish was suffering from a spate of criminal activities at present. There had been no response from the Police to the recent request for provision of a Police Officer to serve the area.

**110.3 County Council.** Concern was expressed about the dangerous section of wall on Moira Road; the Clerk reported that the District Council was monitoring the situation, but that the County Council were leaving the matter in their hands, despite the possibility of a collapse onto the highway. Cllr Murray would enlist the help of the Burton Mail in highlighting the dangers.

Loose manhole covers were reported near to 41 Main Street, 191/3 Burton Road, past the allotments in Lullington Road and in the open space at Forest View. The highway manholes would be reported to the County Council and the Forest View manhole to the District Council. The pavement outside the development at 149 Woodville Road was also unsafe and required urgent repair.

## **111 MATTERS RAISED BY MEMBERS**

The following matters had been raised by Members:

- The location and feasibility of the proposed netball court;
- The laurel hedge and row of conifers surrounding the bowling green

Both of these matters were discussed further in the Clerk's report.

- Drains by Hooborough Brook.

Three drains were blocked by vegetation, and there was stagnant water nearby. The location suggested that the responsibility lay with North West Leicestershire District Council and the matters would be referred to them.

**112 CLERK'S REPORT**

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

**112.2 Forward Planning.** The Council received the report on Forward Planning issues (copy attached to the official copy of the minutes). The application for listing of the Robin Hood public house was in hand, but the matter was complicated as only part of the structure appeared to be very old.

**112.3 Local Plan Part 1 - Major Modifications.** The major modifications to the Plan arose from the resumed hearing recently and through additional consultations and were required to make the Plan legally compliant.

While the schedule of modifications was extensive, perhaps the most interesting was the update of housing targets across the Derby HMA 2011-2028, which showed a reduction for South Derbyshire from 13454 dwellings to 12618. However, from this figure, completed dwellings from 2011 and unimplemented permissions needed to be deducted. Strategic housing sites were substantially around Swadlincote, Drakelow, Hilton, Repton, Etwall and near Hatton as well as the Derby edge. Overseal was still defined as a Key Service Village and the following policy applied:

*The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.*

*The distribution of new development outside of allocations will be in accordance with the following order of preference:*

- 1 Urban areas of Swadlincote, near Derby and near Burton on Trent.*
- 2 Key Service Villages, .....sites adjacent to settlement boundaries.....not greater than 25 dwellings.*
- 3. Local Services Villages.*
- 4 Rural villages.*
- 5 Rural areas (limited infill and conversions only).*

There were also policies relating to Developer contributions towards recycling facilities, a primary school to serve Hilton, extensive new provisions relating to the site west of Mickleover. Development in the National Forest would be expected to comply with the Charter. Nationally, there was a presumption in favour of sustainable development and this was carried through in the Plan. A Community Infrastructure Levy replaces the S.106 agreement provisions, but was broadly similar in effect.

The report was noted. The District Council would be asked to endeavour to finalise and adopt the Plan as soon as possible.

**112.4 Decisions made between meetings.** Cllr P Murray held a public meeting for 2 hours to discuss planning issues in the village, at the Village Hall and enquired the charge to be levied. The meeting was to be held before this meeting and it was agreed that because of the nature of the meeting and because it was a one-off, no charge be made. Regular events such as surgeries would attract the normal charge.

**112.5 Use of football pitch.** Overseal Junior FC had asked for sole use of the bottom pitch for the next season, as in previous years. Approved, subject to clarification that the area would be used for other non-football events such as the Gala.

**112.6 Netball court.** The possible site of the netball court to be created by enlarging the MUGA had been pegged out for inspection. There was some concern that, by going close to the top of the embankment, there could be some stability problems. However, this had been done to make the other side as far away from the football pitch as possible, but it was still very close. Possibly a retaining wall could help and, depending on its siting, could move the court further away from the top pitch.

**112.7 Use of Village Hall.** Overseal Primary School had asked for permission to use the Village Hall in June for their annual musical production, involving 5 Thursdays and one Monday for rehearsals and a Wednesday and Thursday for the production. They were also asking for this use to be free of charge as in previous years. It was agreed that free use be allowed this year but that, in view of the recent increase in charges being required to help offset rising costs, they be informed that a small donation would be appreciated in future and that each such event should be submitted to the council for consideration. (Mrs C M Knight and Mrs R O'Brien declared interests in this matter as employees of the school).

An application was submitted from the Gala Committee for the Overload music festival (28 May 2016), Overseal Gala (9 July 2016) and Bonfire Night (6 November 2016) at no charge. It was agreed that free use be allowed this year but that, in view of the recent increase in charges being required to help offset rising costs, they be informed that a small donation would be appreciated in future and that each such event should be submitted to the council for consideration.

(Mrs S Jones and Mrs M Elton declared interests in this matter as committee members of the Gala Committee).

**112.8 Electricity sub-station.** Western Power Distribution had provided details of similar agreements across the country, showing that the offer made to the Council was at the top of their range. While the Clerk had asked about the fence, at present that was not included in the offer. It should be borne in mind that the alternative was automatic renewal of the lease for a very small amount.

RESOLVED: That the council agree to sell the site of the sub-station to Western Power for £1000 plus the council's reasonable legal costs.

**112.9 Hedge r/o the bowling green.** Quotations had been obtained for cutting back the hedge of conifers etc to about 8 ft high and removing the waste from site. It was agreed to accept the quotation of Eden Tree Care in the sum of £325 plus VAT.

**112.10 Street naming.** The District Council had invited suggestions for naming the street(s) on the new Valley Road development. Stoneyford Croft would be suggested.

**112.11 Robin Hood public house.** An application had been made to the District Council for registration as a Community Asset. Listing was the responsibility of English Heritage and preparation of an application to them was in hand.

**112.12 Changing rooms floor.** A quotation had been obtained from J A Davis Contractors Ltd and forwarded to the Consultant with a request that she identify grant sources. However, The Consultant had said that the Veolia fund was closed at present but their next deadline was 27 May for a decision in September 2016; the project would be eligible for Sport England, but due to their new strategy she was waiting for their next funding deadlines and priorities. All their funds apart from the small grants scheme (which did not fund projects involving construction or refurbishment of property) were paused currently. Looking at other funding there were a few small £1000 grants in Derbyshire but nothing more than this. DALC had notified councils of a number of funding sources, one of which was relevant to this project, namely the Football Association. However, this fund was temporarily closed for revision of the terms.

Further progress would depend upon the Consultant identifying suitable grants when available.

**112.13 Burton Road/Edward Street allotments.** The Clerk reported that there were 4 vacant plots and no waiting list; a notice had been included in the website.

**112.14 Post Office alterations.** The Post Office would close on 14 March to allow the alterations to take place and when it reopened, the hours would be 7 am - 6.30 pm on Mondays to Saturdays. Alternative facilities during the closure would be available at Moira and Measham.

**112.15 Volunteering projects.** An organisation based near Branston wanted to identify any community/voluntary organisations which could cater for a group of volunteers looking to do 3-4 hours voluntary work in a local area. It would be for a group of managers who do this 'event' once a year. They had previously done things like various activities such as conservation - pulling Himalayan Balsam and landscaping gardens; painting a women's refuge etc. The organisation would be invited to consider a project at the school.

**112.16 Notice Board at the church.** The group which provided the notice board in 2000 had now formally asked the council to take it over and had sent their remaining funds, amounting to £166.97, for the council to spend on its maintenance. The group had now disbanded because of advanced ages of its members. Making of the map and organisation of the notice board were carried out by People Express and the map was enclosed in the sealed centre section, which was also in poor condition.

The notice board was in a poor condition and an estimate for repair was recently obtained - £225, plus a further £125 for preparing and re-painting the rest of the frame. However, the design of the replacement panel - the recommended solution - was significantly different from the existing. Also, the notice board was mounted in the concrete area next to the church and it was probable that the land belonged to the church, whose permission would therefore be needed to remove or replace it.

The Council was not bound by the gift and could decline it if thought appropriate. However, something needed to be done if the structure was not to be left to decay further.

It was pointed out that the notice board was situated on church property and their views on repairing or replacing it would be sought.

**112.17 Steps on the recreation ground.** The council considered the request of the Footpaths Group for permission to site some steps on the recreation ground as outlined in minute no 10 above. They would be asked to peg out the location of the proposed steps and subject to this not giving rise to concern, the project was approved.

### 113 PLANNING APPLICATIONS

**The following application had been approved:**

1192 Extensions, 55 Woodville Road.

**Applications for decision:**

0102 Erection of a replacement dwelling, detached outbuilding and associated alterations, Sealview, Green Lane. After consultation with Members, the following response had been submitted: *The Parish Council does not object to the principle of a replacement dwelling on this site. However, it is concerned about the safety of the new access and the dominance of this large house within the rural landscape.*

0099 Residential development of up to 38 dwellings, land off Valley Road.

The Parish Council objects to this application. The development would increase the traffic problems on A.444 and there is a particularly difficult junction which vehicles exiting Valley Road would have to use, with severely restricted visibility. 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.

It is understood that the site is affected by a geological fault. There are historic buildings close to the site.

If, nevertheless, the application is approved, the council considers that this proposal is probably the best of the large-scale developments recently proposed in Overseal, provided the design and layout are maintained. The proposal is for low density housing and it would be in keeping with nearby properties. Inclusion of a small number of single storey dwellings would help meet local need.

If approved, the council would like to see two matters in particular included in a S.106 agreement, namely:

- (a) a contribution to local recreational facilities, and
- (b) widening of the section of Valley Road adjoining the site as the present road is virtually a single lane road.

0154 Retrospective application for the erection of an extension, alteration of window/door openings and insertion of roof lights, 81 Woodville Road. No objection.

0174 Erection of 2 dwellings, Sealwood Lane. The Parish Council has no objection to this application but does have some concerns.

The development would increase the traffic problems on A.444, the school cannot cope with the 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.

(Mrs M Elton declared an interest in this application as a relative of a near neighbour and took no part in the discussion or voting thereon).

#### 114 VILLAGE HALL MATTERS

No matters were raised.

#### 115 WEBSITE

Mr Cox had taken note of matters raised earlier in the meeting.

#### 116 ACCOUNTS

##### 116.1 Accounts for payment

Payment of the following accounts was authorised:

Cheque	Supplier	Description	Net	VAT	Total
*2261	K H Packaging & Disposables Ltd	Cleaning materials	26.83	5.37	32.20
2262	S Ruddle	Caretaker	669.15		669.15
2263	J M Summerfield	Litter	48.30		48.30
2265	Ian Stone Gardening Services	Maintenance at church corner	70.00		70.00
2266	Alpha Power Cleaners	Repair 2 cleaners	415.42	83.08	498.50
2267	Moira Replan	Printing	146.12		146.12
2268	KH Packaging & Disposables Ltd	Cleaning materials	77.70	15.54	93.24
2269	E Evans	Litter	133.65		133.65
D/D	British Gas	Gas supplied to Village Hall	639.26	127.85	767.11
D/D	TalkTalk	Internet charges	16.00	3.20	19.20

##### 116.2 Receipts

The following amounts had been received since the last meeting:

Name	Description	Amount
S Ruddle	Village Hall lettings	490.00
Various	Allotment rents	210.00
Overseal Over 50s Club	Donation	166.97
R Leedham	Rent of land at Lullington Road	750.00

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

#### 117 COUNCILLORS' REPORTS

**117.1 Provision of outdoor table tennis table.** The Village Games Co-ordinator had asked whether the council would accept free provision of this equipment and to identify a possible site. An urgent decision was necessary and the council agreed to accept the equipment and suggested siting it next to the children's play area in Woodville Road.

- 117.2 County Council economies.** Cllr Mrs Lauro had informed the Chairman that subsidies for Community Transport and other public transport services were to be reduced by the County Council. There were also reductions in expenditure on Children's services.
- 117.3 Ashby Woulds Civic Service.** An invitation had been received to the Civic Service of Ashby Woulds Town Council.
- 117.4 Oak tree for Croft Orchard, Daisy Lane.** The District Council had reported that the oak tree was ready for planting this season and asked where it should be sited. It was considered that the original site at Daisy Lane was likely to be unsuitable and that it should be planted where the cherry tree had been removed from Woodville Road.

The meeting ended at 9.30 pm

**Chairman**