

## Minutes of the Clipstone Parish Council Meeting held on 28 March 2018 in the Meeting Room, Clipstone Village Hall, Church Road, Clipstone, Nottinghamshire.

Members Present	Members Present	Members Absent
Cllr G Adams	Cllr R Clarey	Cllr D Thompson
Cllr K Beresford	Cllr C Wigman	Cllr MG Whittard
Cllr S Bishop	Cllr JC Wigman	
Cllr B Brownley		

In attendance: The Clerk

Also present: Cllrs Brooks and Peck and members of the public.

Frequently used abbreviations:

CPC Clipstone Parish Council  
 LPA Local Planning Authority  
 NCC Nottinghamshire County Council  
 NSDC Newark and Sherwood District Council

CPC18-581	To receive apologies for absence from Clipstone Parish Council members. No apologies had been received.
CPC18-582	To receive questions and petitions from the public – for information only. A member of the public spoke in support of the application to turn 139 Mansfield Road into a hot food outlet. A member of the public spoke about his objection to the development on Eastfield Close. He believed there to be too little car parking. Interim car parking spaces should be provided whilst the building work goes on. A member of the public pointed out that the new development off Waterfield Way would be about 2m above existing properties thus leaving existing properties overshadowed and with lack of privacy. A member of the public commented that the bungalow planned for Church Row did not seem to meet minimum requirements for disabled access for new builds. The water meter for the existing bungalows would be affected.
CPC18-583	To receive disclosures of pecuniary and non-pecuniary interests pursuant to section 31 Localism Act 2011 from councillors on matters considered at this meeting. <b>Cllr Beresford declared an interest in items CPC18-599+601</b>
CPC18-584	To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items. <b>The Council resolved to exclude Public and Press on commercial confidentiality grounds for items CPC18- 598, 599, 600 and 601 after which members of the public would be re-admitted.</b>
CPC18-585	To receive minutes of previous Clipstone Parish Council meeting and resolve to sign these as a true record of that meeting. <b>The Council received the minutes of the meeting 28 February 2018 and resolved to sign these as a true record of that meeting.</b>
CPC18-586	To receive updates resulting from the previous meeting's minutes not covered elsewhere on the agenda. (for information only) The clerk gave relevant updates.

CPC18-587	<p>To receive a report from the County and District Councillors Cllr Brooks reported that NSDC was about to appoint a new CEO. She explained that a development was not required to provide disabled car parking spaces if there were fewer than 10 spaces. She reminded councillors that the Council could delegate the Chairman or the Clerk to speak on their behalf at Planning Committee. The Council could also write to their District Councillor and ask them to represent them. Cllr Peck said he would like to see Eastfield Close to be resurfaced. First Avenue was due to be resurfaced in the 2018-19 Financial Year. Mansfield Road coming from Forest Town to Seventh Avenue would be done. The Government had announced £1.8 million for the repair of potholes. Cllrs Brooks and Peck left the meeting at 19.30</p>
CPC18-588	<p><b>PLANNING:</b> <u>To comment on planning applications:</u></p> <ul style="list-style-type: none"> <li>• 18/00401/FUL   Application to vary conditions 2 and 7 attached to planning permission 16/02172/FUL to amend the proposed layout and update the car parking layout and boundary treatments   Land At Eastfield Close Clipstone Nottinghamshire</li> </ul> <p><b>The Council resolved to object to the changes as they did not improve on the original designs.</b> Clipstone Parish Council still believes that the design as presented will cause serious problems with car parking. The objections as previously voiced remain. One solution to the parking problem would be to remove front garden fencing and installing dropped curbs thus creating drives which would enable residents to park in front of their homes and off the road and pavements. N+S homes should pay for these dropped curbs to be installed on existing properties.</p> <ul style="list-style-type: none"> <li>• 17/02051/RMAM   Submission of Reserved Matters pursuant to Conditions 1 and 2 of outline planning permission 13/00458/OUTM for the erection of 100 dwellings (Renewal of extant planning permission 09/01136/OUTM - for the erection of up to 100 Residential Units, Structural Landscaping, Open Space Provision and Access Roads)   Land West Of Waterfield Way Clipstone Nottinghamshire</li> </ul> <p><b>The Council resolved to not support the application.</b> Clipstone Parish Council has previously objected to this proposal. Whilst the amended proposals address some of the objections it is noted that these have not been sufficiently addressed to warrant support for the application. The Council has reiterated the following objections:</p> <ul style="list-style-type: none"> <li>○ The roads in the new development appear to be too narrow and of unsuitable layout (90° bends) to allow for safe access of emergency services and utilities</li> <li>○ Not bus stops are planned. The nearest bus stop on First Avenue is a ten minute walk away and requires crossing the busy Cavendish Road.</li> <li>○ The whole of Cavendish Estate still only has one access route. Emergency services may not be able to reach the estate.</li> <li>○ Still no amenities such as shops, schools etc have been added to the plans</li> <li>○ The open space with play park needs better access. The access should face the direction of the main anticipated traffic flow of potential users. There should be four exits in total to keep children safe and allow safe exit routs in case of bullying incidents or similar. A pavement all around the open space should allow for safe access to the park.</li> </ul> <ul style="list-style-type: none"> <li>• 18/00509/FULM   Erection of 72 dwellings, structural landscaping, open space provision and access roads.   Land West Of Waterfield Way Clipstone Nottinghamshire</li> </ul>

**The Council resolved to not support the application.**

- The roads in the new development appear to be too narrow and of unsuitable layout (90° bends) to allow for safe access of emergency services and utilities
- Not bus stops are planned. The nearest bus stop on First Avenue is a ten minute walk away and requires crossing the busy Cavendish Road.
- The whole of Cavendish Estate still only has one access route. Emergency services may not be able to reach the estate.
- Still no amenities such as shops, schools etc have been added to the plans
- Properties 169, 170, 171 and 172 would be overshadowing properties in the existing neighbouring development. Turning the layout by 90° so that the green space would be between the new and the old development would solve this problem.
- More public green space away from roads required
- The proposed diversion of the footpath takes the path onto land owned by a third party. As far as the council is aware this third party has not been asked for permission to use their land for a public footpath so the applicant can use the existing footpath for their development.
- The boundary of several gardens as drawn on the plan surpasses land owned by the developer. It appears the developer is planning gardens on land owned by a third party. To the Council's knowledge this third party has not been approached about this use of their land.
- Planning permission should not be granted until the developer can prove that they own all land they will be using for their development and the redirected footpaths.
- Properties 146, 147, 148 will interfere with 3 B2 rated oak trees.
- Properties 147, 148 and 149 exceed the boundaries of the planning consent application.
- The plans show several properties with only one car parking space. Without suitable connection to public transport residents are likely to be relying on more than one car per household. Any surplus vehicles would be parked on the road adding to car parking and emergency access problems.
- 18/00498/FUL | Householder application to demolish exiting garage and erect two timber constructed garages in rear garden to house classic cars. | Delhi Station Road Clipstone NG21 9AQ

**The council resolved to support the application.**

- 18/00466/FUL | Change of use from D1 Pharmacy to A5 Hot Food Take-a-way outlet, Internal formation of kitchen and store to rear, food servery and public area to front. | Pharmacy 139 Mansfield Road Clipstone Nottinghamshire NG21 9AA

**The council resolved to support the application.**

- 18/00275/FUL | Erection of a detached bungalow | Former Clipstone Methodist Church, Church Road Clipstone Nottinghamshire NG21 9DL

**The Council resolved to object to this application.**

- Unsafe access
- Too narrow pedestrian access
- No dimensions on plans
- Property would overlook neighbours

To receive the following planning decisions:

- Tarn Hows 11 Station Road Clipstone Nottinghamshire NG21 9AQ Ref. No: 18/00137/FUL – **Permitted**
- 18/00027/FUL | Householder application for two storey side extension | 50 Central Drive Clipstone NG21 9AG - **Permitted**

CPC18-589	<p>Finance</p> <ol style="list-style-type: none"> <li>a) To receive the Payments and Receipts report for February.</li> <li>b) To receive the bank reconciliation for February.</li> <li>c) To receive the payments/receipts over budget report.</li> <li>d) To consider approval of any additional payments received on the day.</li> <li>e) To approve the payment schedule for March/April and sign it and any cheques thus authorised.</li> <li>f) To suspend the meeting so signatories can sign assorted banking documentation, cheques and similar items.</li> </ol> <p><b>The Council received and noted the documents above and resolved to approve the additional payments of 81.25 to County Supplies, 89.07 to CISWO and £270 for Gravedigging. The Council also approved the transfer of £10,000 from one NatWest account to another and approved the amended payment schedule for April.</b></p>
CPC18-590	<p>To decide on earmarking reserves for specific purposes. This Item was delegated to the next Assets Committee Meeting.</p>
CPC18-591	<p>To decide which documents to remove from the premises to store at Nottinghamshire archives. <b>The Council resolved to commit minutes and other archived documents prior to 2008 to Nottinghamshire Archives. The Council would in future only keep 10 years of archive material on the premises.</b></p>
CPC18-592	<p>To approve the Personnel Committee's recommendation for an additional £1300 staff salary budget to accommodate overtime payments in the 2018-19 financial year. <b>The Council resolved to approve the Personnel Committee's recommendation to increase the salary budget by £1300.</b></p>
CPC18-593	<p>To receive correspondence regarding car parking outside Samuel Barlow School. <b>The Council resolved to formally request the extension of the zigzag lines for the full length outside Samuel Barlow Academy.</b></p>
CPC18-594	<p>To receive a reply from CISWO regarding the rented amenity land and consider answers to the questions raised. The Council asked the Clerk to inform Ciswo that the Council would like to develop the land recreation purposes and develop the open space and make long term investments.</p>
CPC18-595	<p>To set a date for the Annual Parish Meeting and consider the format of that meeting. The Council resolved that the Annual Parish Meeting should have the usual format and start at 18.50 on Wednesday 25 April.</p>
CPC18-596	<p>To approve a draft consent form in preparation for GDPR. The Council unanimously approved the draft consent form.</p>
CPC18-597	<p>To note any other correspondence not considered above (for information only).</p> <ul style="list-style-type: none"> <li>• Best Kept Village Competition</li> <li>• Mobile bar</li> <li>• NPPF update</li> <li>• NALC – GDPR email</li> </ul> <p><b>The Council noted the correspondence.</b></p>
CPC18-598	<p>To receive a quote for the Clipstone Miners Welfare feasibility study. (Exclusion of public and press recommended on business competition grounds). <b>Public and press were excluded for this item.</b></p>

	<b>The Council resolved to commission a feasibility study with LK2 at a cost of £3995+Vat.</b>
CPC18-599	To receive an update from Cllr Beresford about interest from Elysium Healthcare. <b>Public and press were excluded for this item. Items 599 and 601 were discussed together.</b>
CPC18-600	To consider an offer to purchase land behind the former Methodist Chapel. <b>The Council unanimously resolved to decline the offer.</b>
CPC18-601	To receive a private offer for leasing the former Clipstone Health Centre and decide what action to take. <b>Public and press were excluded for this item. Items 599 and 601 were discussed together. Cllr Beresford left the room during these two items. Cllr Clarey was elected to chair the meeting for these two items. The Council resolved that all declarations of interest in purchasing the former Clipstone Health Centre should be handled by the Council's selling agent Innes England.</b>
CPC18-602	To receive Items for Notification to be included on next month's agenda. (for information only). None
CPC18-603	To confirm date of next scheduled meeting for Wednesday <b>25 April 2018</b> at 19.00. <b>The date of the next meeting was confirmed as Wednesday 25 April 2018 at 19.00. Cllr Adams gave his apologies for that meeting.</b>

**Signed as a true record of that meeting.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## FINANCIAL STATEMENT AND BILLS FOR PAYMENT IN

March 2018

CASH POSITION BEFORE ANY PAYMENTS ARE MADE							£
NatWest Current Account						28-Feb	78,146.20
NatWest Reserves						28-Feb	40,197.68
							<b>118,343.88</b>
<b>Total</b>							
BILLS FOR PAYMENT							
Method	Ref	Supplier	Description	Excl. Vat	VAT	Total	
STO	April	NSDC	50% Share Squash and Sauna Rent	331.25	-	331.25	
DD	April	NSDC	Non-Dom VH	330.00	-	330.00	
DD	April	NSDC	Non-Dom Cemetery	41.77	-	41.77	
DD	April	NSDC	Non-Dom HC	1,169.19	-	1,169.19	
cheque	6764	Poppy Appeal	Event Poppies	90	-	90.00	
DD		Staff Costs	Salaries and Wages*	5,500.00	-	5,500.00	
BACS		Vault Contracts	Replacement alarm Panel	422.00	84.40	506.40	
BACS		NSDC	Waste Cemetery	588.64	-	588.64	
BACS		NSDC	Waste VH	377.78	-	377.78	
BACS		NSDC	Dog Waste 2017-18	1,212.50	240.50	1,453.00	
BACS		D Streets	Plumbing VH	254.00	-	254.00	
DD		Water Plus	Water VH	35.42	-	35.42	
Pockit		BrightPay™	Subscription	99.00	19.80	118.80	
BACS		Amberol™	Litter and dog bins	583.00	116.60	699.60	
BACS		Mansfield Garden Machinery	Mountfield maintenance	87.02	17.41	104.43	
BACS		Mansfield Garden Machinery	Razor maintenance	71.38	14.28	85.66	
BACS		Clipstone Car sales	Van Repair	180.00	36.00	216.00	
DD		British Gas	Electricity Cemetery Dec- Feb	57.93	2.89	60.82	
BACS		EON	Christmas Electricity	175.54	-	175.54	
BACS		Transfer between accounts*	to Mansfield Building Society*	62,700.00	-	62,700.00	
BACS		Transfer between accounts*	to Mansfield Building Society*	6,269.00	-	6,269.00	
BACS		Transfer between accounts	NatWest Reserves to Current Account	10,000.00	-	10,000.00	
BACS		County Supplies	Consumables	81.25	16.25	97.50	
BACS		CISWO	Amenity Land	89.07	-	89.07	
BACS		M Elliot	Grave digging	270.00	-	270.00	
						-	
<b>Total</b>				<b>91,015.74</b>	<b>548.13</b>	<b>91,563.87</b>	

## Notes:

\* Approximate amounts

^ Regular monthly payments

\* Already made

TBA

Transfer between accounts

Items marked yellow represent late additions to schedule.

Current account 22/03/18 £ 8,233.00

Authorised Signatory 1

Authorised Signatory 2

Date

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