

Costock Parish Council

Minutes of a meeting of the Parish Council held on Wednesday February 16, 2011, in the Village Hall at 8pm

Couns. Mrs Kath Owen (chairman) (A)

Mike Albon

Tony Starmer

Everard Robinson

Peter Houghton

Mrs Delia Pickerill (A)

Chris Brown (A)

Also present: The clerk Mike Elliott.

1. **Apologies** were received from Couns. Mrs Kath Owen and Chris Brown.
2. **Declarations of Interest** There were none.
3. **Minutes of previous meeting held on January 19, 2011**, were accepted as circulated and signed by the chairman.

The chairman welcomed Mr David Brown, the footpaths officer for Costock, and he spoke to members on the footpaths of the parish. He commented on the future of the Parish Paths Partnership Scheme and news was awaited of how the financial cuts being imposed by Notts County Council would affect it. He said his negotiations with the County Council's Recreational Routes Officer had resulted in a grant of £1,000 being received for work on FP6 in the Ash Lane area. The work would include upgrading three existing stiles which would be replaced by pedestrian and kissing gates. He said he was delighted the money had been allocated to the parish and he was thanked for his efforts in securing the support.

The clerk reported the delivery of the new item of play equipment for the play area was currently being delayed because of the dispute, with the alternative school entrance not available during building work there.

4. **Clerk's report** There was nothing to report.

5. **Correspondence**

Nottinghamshire County Council advised of the creation of a temporary soil heap on the school playing field while construction work was in progress for an extension to the buildings. The clerk reported that the entrance gate to the school premises was currently restricted to two metres wide and this had prevented access for the vehicle taking the new play equipment. Millers Close, an unadopted road, was the only access but residents there were objecting to the use of it. The clerk said he had been in touch with the County Council and it was looking into the position of the public use of Millers Lane. The clerk was asked to write to Coun. Mrs Pickerill, one of the Millers Lane residents, to ask her to seek comment from her neighbours on their thoughts of use or otherwise by non-resident vehicles on the unadopted highway in front of their homes.

Nottinghamshire County Council wrote in regard to the Costock Footpath No 1 and was seeking comment from residents on plans to seek a Modification Order on it. Miles King of Midlands Rural Housing wrote to update the council on the position of plans for an Affordable Housing scheme and said a new entrance was being proposed to the suggested site for three such properties.

John Collins, chairman of the Village Hall Management Committee, wrote on various issues on the hall and said the necessary certificate had now been received in regard to the new water cylinder that had been installed. He also wrote in regard to a drainage problem at the hall.

Nottinghamshire County Council confirmed the funding for footpath repairs at Ash Lane. The clerk said British Gypsum was planning to invite members to its site at East Leake to see for themselves the underground conditions in regard to proposed South Western extension to marblaegis mine to extract gypsum and anhydrite from beneath land in the vicinity of Costock, Rempstone and East Leake.

6. **Planning Matters and environment**

Planning Application

10/02065/FUL Mr S Tate-Bone; Extensions (following partial demolition); 53 Main Street. No objection

11/00035/CON Mr S Tate-Bone; Partial demolition of cottage to facilitate extensions; 53 Main Street. No objection

11/00069/FUL Reverend Mother Superior CHC; Workshop and parking area; Highfields Farm, Nottingham Road. No objection

11/00123/FUL Mr A Khan; Erect building comprising stables, garages and two bedroom annexe to existing house (following demolition of existing outbuilding); Green Gables, Ash Lane. Object on the following grounds:

- This was a resubmitted application following the withdrawal of an earlier proposal last year to which the parish council had lodged objections. Whilst some cosmetic changes seemed to have been made to the design, the overall scale of the proposals remained the same. Most importantly, the scheme still involved the establishment of a self-contained two bedroom dwelling independent of the existing property
- The proposal conflicted with the policies in the local plan which restricted the establishment of new dwellings in the countryside to those which were essential for the management of agriculture in the locality. There was no indication that the dwelling was required for such purposes.
- The development was not in a sustainable location, being remotely situated well away from essential facilities and some distance along a narrow unadopted drive.

- The site was situated in the designated Green Belt. Paragraph 3.4 of PPG 2 states that, unless they meet very strict criteria, the construction of new buildings in the Green Belt would be inappropriate. The proposals did not appear to meet any of the criteria.
- By permitting the proposal without good reason a precedent would be created making it difficult to refuse the erection of dwellings in this remote location and served by a long and substandard access drive giving access to the busy A60 Nottingham Road. This would give rise to an increase in the number of turning movements on a fast stretch of road, which would not be in the interests of highway safety.

Rushcliffe Borough Council Decision

There were none.

Notice of Proposed Works to Trees

11/00007/CONARE Fell 2 Silver Birch Trees; 2A Millers Lane, Costock Conservation Area. Rushcliffe Borough Council did not propose to make a Tree Preservation Order and the work had been allowed to proceed.

7. **Village Hall** There was nothing further to report.

8. **Playing Field** There was nothing further to report.

9. **Nature Park**

Coun. Robinson reported he had been in touch with Notts Wildlife Trust and it was happy to work with the parish council in an attempt to progress the completion of the work required under the planning conditions for the residential development that had taken place.

10. **Finance** Members authorised payment of accounts as per the schedule presented.

Total expenditure for meeting	£1,020.32	£51.58	£1,071.90
Total expenditure to date in the current financial year	£10,838.83	£938.72	£11,777.55

11. **Website**

Figures for January showed there had been 839 individual visitors to the site, generating a record 1542 hits during the month. It was agreed the clerk would prepare an item for the website seeking interest from the village in the forthcoming elections on May 5. The clerk was also to produce a poster for display on boards in the village.

12. **Questions to the Council** Nothing was put forward.

13. **Painting of Playing Field Goal Posts**

It was hoped Coun. Brown would be able to undertake this work in due course.

14. **Date for Next Meeting** was confirmed for March 16, 2011.

15. **Agenda Items for Next meeting** No items were put forward.

There being no further business, the meeting closed at 8.54pm.