

Meeting of Beckingham-Cum-Saundby Parish Council

Minutes of the **Meeting of Beckingham-Cum-Saundby Parish Council** held on the 19th Jul 2023 Recreation Room, The Green, Beckingham, the meeting commenced at 6:30pm.

Council Members Present & Officer Present:

Cllr Tony Hailstone Chairman
Cllr Mick Dalton
Cllr Karl Phillips
Cllr Esther Coleman

Also, Present

Ed Knox Clerk/RFO
9 Members of the Public
County Cllr Tracey Taylor

53/23 To Approve Apologies for Absence

After discussion, Cllr Hailstone **Proposed**, Cllr Philips **Seconded** and the council **resolved** to approve the absence of Cllrs Morris.

54/23 To Record Declarations of Interest in any items to be discussed

None.

55/23 To Approve the previous meetings Minutes

After discussion, Cllr Hailstone Proposed, Cllr Phillips **Seconded** and the council **resolved** to accept the minutes. Cllr Morris signed the minutes of the previous meetings as a true and accurate record.

56/23 To Receive District & County Councillors Reports

Dist Cllr Sangar: Did not attend due to another meeting and provided a report for the Council which included:

- **BASSETLAW COUNCIL'S SIX PRIORITIES** - At the AGM in May, newly-elected Leader, Cllr James Naish, outlined six priorities:
 - **IDENTITY:** We will build a stronger sense of identity for Bassetlaw as a place to live and work, rooted in its commitment to powering the net zero economy.
 - **SKILLS:** We will develop the skills that will be needed to power the UK's manufacturing industry and green economy, using wage growth to address deprivation and inequality.
 - **BUSINESS:** We will become a great place to 'do business' by proactively investing in offices, connectivity, and supporting infrastructure.
 - **ENVIRONMENT:** We will mitigate the impacts of climate change through green energy planning, improving building efficiency, and enhancing natural environments.
 - **FACILITIES FOR ALL:** We will promote partner investment in high-quality education, health, and other facilities, which should be easy for everyone to access.
 - **HEALTHY DISTRICT:** We will encourage sustainable living and promote good mental and physical health for all Bassetlaw residents.
- **Cllr Portfolios** have been reorganised to reflect these priorities:
 - Identity & Place - Cllr Julie Leigh
 - Business & Skills - Cllr Jo White
 - Environment & Energy – Cllr Darrell Pulk
 - Health & Well-being - Cllr Lynne Schuller
 - Finance & Corporate Services Cllr Alan Rhodes
 - Commercial Strategy – Cllr June Evans
 - Housing - Cllr Jonathan Slater.
- **BASSETLAW CABINET DECISIONS** -The first meeting of the new Cabinet was on 6 June. Key actions were:
 - Homeless & Rough Sleeper Prevention Strategy agreed
 - feedback on the results of the tenants' satisfaction survey
 - agreement on the process of migrating Land Charges to His Majesty's Land Registry (HMLR). When finalised, all land charges requests will be handled centrally
 - Food Safety Service Plan agreed
 - Armed Forces Covenant (and appointment of appointment of an Armed Forces Champion) agreed.
- **SIR STUART AND LADY FLORENCE GOODWIN CHARITY** - This Charity has funds available for elderly people (aged 60 or over), who are needy and living within the former Retford Rural District Area. This includes residents of Misterton and West Stockwith.
For financial assistance towards a specific need, such as disability aids, household goods/furniture, stair-lifts, bathroom aids, mobility aids, etc, or know anyone who does, then please contact the Administrator to the Managing Trustees (tel: 890780 or e-mail goodwincharity@outlook.com).

All applications are dealt with in the strictest confidence but applicants must wait for a decision of the Trustees before having work done or making a purchase as monies cannot be paid retrospectively.

- **BASSETLAW EMERGENCY VILLAGE**

The Local Planning Authority (Bassetlaw District Council) has granted planning permission for the Bassetlaw Emergency Village (BEV) and the 'ground-breaking ceremony was today (Thursday 13 July). The Government had pledged £17.6m for the development and the Department of Health & Social Care approved the business case, allowing for construction to begin.

The BEV will allow expansion of the Emergency Department, and will house 24/7 urgent and emergency paediatric care, ensuring children receive the support they need closer to home often without the necessity of a transfer to Doncaster Royal Infirmary.

To support works taking place at Bassetlaw Hospital, a temporary ambulance route to the Emergency Department has been created directly off Blyth Road. This has meant closure of car parks at the front of the hospital and the route is for emergency vehicles only. A new pedestrian route to the Emergency Department has also been created, and access to the main entrance has been retained.

Anyone coming to the Emergency Department by car can continue to use the existing Blyth Road entrance and park in the newly created car park on the north side of the hospital and use the Clinical Therapies entrance (during the hours of 5.00am to 10.00pm) as an alternative entrance or take the short walk to access the new pedestrian route to the Emergency Department from Blyth Road.

The main entrance remains open, as do the Clinical Therapy and Maternity entrances. New signage around the site will help ensure people are able to get where they need to be. The works are expected to be completed in 2024.

- **BDC COMMITS TO STANDARD DBS CHECKS FOR ALL COUNCILLORS**

Bassetlaw District Council will apply for standard DBS (Disclosure & Barring Service) checks for all its elected councillors, following a motion to Council on 22 June 2023. This means that all Councillors will be DBS checked to see if they have any spent and unspent convictions and cautions.

- **GREATER SUPPORT FOR THOSE WITH EXPERIENCE OF BEING IN CARE**

Bassetlaw District Council has pledged to provide extra support to young people leaving the care system, and those who have experience of the care system, thanks to a new motion approved by Councillors last month. The Council has pledged to treat 'care experience' as if it was a protected characteristic, which will help to protect care leavers from discrimination, despite national legislation not yet being in place.

Bassetlaw is now the 33rd Local Authority to carry this motion following an Independent Review of Children's Social Care headed by Josh McCallister, and a national campaign spearheaded by former care leaver and campaigner, Terry Galloway.

- **HELP WITH HOME IMPROVEMENTS TO LOWER ENERGY BILLS**

Bassetlaw District Council is helping residents to lower their energy bills and improve the efficiency of their homes thanks to a government-funded scheme. The Home Energy Improvement scheme, funded by the Department of Energy Security & Net Zero (DESNZ) and Midlands Net Zero Hub (MNZH), has so far helped 60 properties in Bassetlaw receive free energy efficient works.

Residents may be eligible for Home Energy Improvement grants if they meet the following criteria:

- live in a property with no gas supply and an EPC rating of D, E, F, or G, and earn a combined household income of less than £31,000 per annum
- live in a property with a gas supply and an EPC rating of D, E, F, or G, and earn a combined household income of less than £30,000 per annum.

Bassetlaw District Council is working with Nottingham Energy Partnership (NEP) to administer the scheme. For more information or to apply to the scheme, please contact Nottingham Energy Partnership on 0115 985 9057. So far, the scheme has included the installation of external wall insulation on 22 homes, loft insulation in 45 properties, and Solar PV to 18 properties across Bassetlaw. The scheme also offers air source heat pumps, double-glazed windows, and cavity wall insulation to eligible properties.

- **DISTRICT COUNCIL BRINGS BACK PANTO (OH YES IT DOES!)**

Kings Parks' open-air stage will come alive once again this summer as Tale-Gate Theatre brings Panto in the Park back to Retford. Bassetlaw District Council's Panto in the Park is free to attend and will open with Cinderella on Thursday 10 August. Next up, on Tuesday 15 August, is the iconic tale of Nottinghamshire's very own legendary outlaw, Robin Hood. Join Hood and his band of Merry Men as they journey through Sherwood Forest! And finally, Rapunzel, the last of the three shows, will take place on Wednesday 23 August. The shows all start at 2.00pm lasting approximately 50 minutes and are free for all the family to attend.

Tickets are not needed to attend any of the Panto in the Park shows, so pack your picnic and your camping chairs and get ready for a summer of slapstick, songs, and silliness!

- **BOUNDARY COMMISSION'S REVIEW OF DISTRICT COUNCIL**

The Local Government Boundary Commission for England (LGBCE) will be undertaking an electoral review of Bassetlaw commencing this, Autumn. An electoral review examines and proposes new electoral arrangements for a local authority. These include:

- the total number of councillors to be elected to the council
- the names, number, and boundaries of wards
- the number of councillors to be elected from each ward.

I will send a full briefing paper to the Clerk.

- **County Cllr Taylor:** Gave an update to the PC which included:
 - They are currently recruiting for the new D2N2 structure
 - The STEP fusion project is progressing with recruitment of the various skilled workers commencing. A planning application is in for West Burton to demolish the chimneys in the latter half of the decade.
 - The public are encouraged to comment on the National Grid Pylon consultation which is currently live.
 - The issues on Vicarage Lane have been resolved by the new development reinstating the area.

➤ Adjournment – 10 Minute Public Forum

The members of the public raised concerns with the Rocklea planning application from a traffic/highways and flooding perspective. Cllr Hailstone advised them that this would be taken into consideration within the comments that the PC will draft to send to Bassetlaw Planning Dept but also stressed to all the public that they should also send in their own comments, as the parish council only counts as one opinion/voice to the Planning Authority at Bassetlaw. A member of the public raised their concerns about the Strawberry Fields Planning application. Cllr Hailstone explained with the Clerk that a very comprehensive objection has been sent to Bassetlaw Planning from the Parish Council, reiterating that the PC is only one voice and as many members of the public as possible are encouraged to also submit the comments. Members of the public talked about Planning Enforcement issues and the Clerk explained that they should not wait to notify the Planning Dept at planning@bassetlaw.gov.uk a new Planning Enforcement Team was set up a year ago and Bassetlaw are now actively dealing with cases which they are notified about. A member of the public said she would send in a What3Words location for a planning enforcement case.

Cllr Hailstone welcomed PCSO Dale who explained about the Speedwatch Programme to the Council and public present. 4 volunteers have put their names forward and the equipment has been purchased. A former police officer member of the public has volunteered to be the lead coordinator of speedwatch and Cllr Hailstone that he will liaise with the coordinator to collect all the speedwatch equipment from the Rec Room in due course. PCSO Dale handed over his contact details so that the volunteers can arrange to go on training with PCSO Dale and then PCSO Dale will undertake Risk Assessments to identify the specific locations for speedwatch, PCSO Dale emphasised that only these specific agreed locations can be monitored.

Cllr Hailstone advised he has also requested that Notts Police undertake their own random speed checks in the area.

57/23 To Note a Planning Response by the Scheme of Delegation

Since the previous meeting the parish council responded via the scheme of delegation as follows and also discussed the following at today's meeting:

- **23/00575/FUL - Retain a Menage for Private use @ Saundby Park Farm** – The Parish Council responded as follows: *“The Council has no objections to this retrospective planning permission for a menage in a rural location which has very few or no neighbours to speak of.”*
- **23/00527/FUL - Land Adjacent to Paddock Farm Wood Lane** - *“The Council supports the application; however, it is of the view that because this is a temporary structure of materials which are considerable in size, that some form of ‘natural’ screening in keeping with the immediate surroundings should be erected in the first instance to disguise the temporary structure.”*
- **23/00570/FUL Single Bowling Green Storey Pavilion with Adjoining Toilets @ Southfield Lane** - The Parish Council responded as follows: *“The Council supports this application and has no objections”.*
- **23/00696/COU Change of Use of Land to Residential Caravan Compliant Site for Gypsy/Traveller Use with Pony Paddock Strawberry Fields Land Off A631** - The Parish Council responded as follows: *“Beckingham-cum-Saundby Parish Council wish to raise their objection to the above Planning Application. We object to the application based on the following Material Considerations:*
 - **Design and Visual Impact on the area** - *Strawberry Fields have only ever been solely for agricultural use. Any building construction was granted on the basis of them being used for agricultural purpose; and if they have more recently been used as any form of dwellings this in itself is presumably an illegal change of use. The development of grazing, soft fruit and cereal farming land into any other function will dramatically alter the appearance of the denoted area and the surrounding land – the fields will simply become more dwellings running outside the village envelope into the Green Belt.*
 - **Parking** - *The area cannot safely accommodate large numbers of cars and light goods vehicles which will inevitably accompany a residential caravan compliant site for Gypsies & Travelers*

- **Highway Safety** - The proposed site runs alongside the A631; a dual carriageway by-passing the village. The A631 is a main route to Rotherham and Goole and is used by a high-volume Heavy Goods Vehicles in addition to the usual domestic traffic and public transport. A site that will have families, horse stock, caravans and their own vehicles, be they vans, LGVs or cars accessing this very busy road is prohibitively dangerous and is quite simply an accident waiting to happen. Not to mention the potential risk to human life when pedestrians are crossing the busy road without suitable pedestrian refuge areas.
- **Health & Safety** - The site does not have supply of mains utilities, water, electricity, gas or telecommunications and will presumably be offering a lower standard of living than is usual or acceptable in the current day and age. Without basic facilities the risk of poor housekeeping and general health and safety standards cannot help but be questionable for both its proposed residents and those living in the surrounding area.
- **Traffic Access** - The access points are onto the A631 and as already stated will present a danger to both the users already driving on the A631 and the new traffic joining the road from the proposed site. The application states provision for a total of 4 caravans. It is highly unlikely this will be adhered to; the numbers of caravans and vehicles will increase and there will be no tangible means of managing or policing any violation of the planning agreement.
- **Noise, Smell, Pollution** - Large extended families, living in open spaces and camp sites will generate higher levels of noise on the basis that they do not live in structures that are capable of 'dampening noise'. The area is close enough to existing residential developments for the noise to carry and create a disturbance. The site already evidences poor management of waste and has litter and other forms of waste dumped along the inside hedgerows which encourage vermin that in turn present risk of disease. As the rubbish decays, malodorous smells will emanate, particularly in warm weather conditions; all in all, very unpleasant for all local residents and businesses. Pollution is an automatic byproduct of litter and rubbish being poorly managed and correctly disposed of. Additionally, the question of the safe disposal of sewage and human waste from chemical toilets used in caravans is of particular concern to residents and farmers alike. If chemicals and other toxins enter the water course not only, will it potentially be damaging to the water but also to surrounding arable and grazing land.
- **Layout and density of buildings** - The design lay out is of a chaotic nature and will lead to a messy and unkempt appearance.
- **Design, appearance and materials** - The proposed buildings are not made using sustainable or renewable materials. There will be no effort to create a carbon neutral site increasing further damage to the environment and air quality. The appearance of the proposed development is completely at odds with the surrounding area and is unsympathetic in its nature to the rural, agricultural appearance of the green belt land running alongside the A631.
- **Crime and fear of** - The introduction of Travellers in the area invokes a great sense of fear with local residents and businesses., They fear that there will be an increase of theft and break ins as well as opportunists purveying their dubious services to vulnerable people within our community.
- **Disable persons Access** -Whilst the proposers may argue there is no requirement for disabled access, that in itself is both discriminatory and demonstrates that the residents would not be part of our community and respect the rights for people of all physical abilities to access the site should they so wish.
- **Nature Conservation, ecology and environmental impact** - There is a strong possibility that there may be specific creatures that have flourished in the Strawberry Fields area and would become endangered or at the very least disturbed by the influx of a group of residents in a temporary and permanent accommodation. The hedgerows will, as has already been demonstrated become a dumping ground for waste, litter and debris in turn compromising the natural habitat in which they thrive. The impact of chemicals and lack of sympathetic living styles has already been raised in previous points of this letter.
- **Cumulative Impact** - If permission is given for this particular area to become a Residential Caravan Site, it will set a precedent for future applications and potentially the whole strip of fields running alongside this stretch of the A631 would become an extension of the original application.
- **Flooding** - There is a long history of surface water running off the land adjoining Strawberry Fields and compromising the capacity of the drainage along Ravencroft Lane – this results in properties and the road itself along the High Street suffering from low level flooding – this is an ongoing issue that can only be aggravated by any form of housing or residential development in the immediate area.
- **Other considerations** - Local schools are generally oversubscribed and under pressure. The GP surgeries are struggling with the existing population and there are no local NHS dental practices currently taking on new patients. The public transport in the village is very limited and there are very few amenities or recreational facilities for the growing population
- **Housing Demand quota exceeded** - Beckingham is already oversubscribed on the percentage of granted housing applications and the general infrastructure is already 'creaking' under the strain. Beckingham-Cum-Saundby Parish Council has been approached by a significant percentage of its residents requesting that no further growth inside or immediately outside the village 'envelope' is permitted and have asked as their 'voice' to make theirs and our objections be heard and taken into account in respect of this particular proposal.

Whilst we are sympathetic to the traveller and gypsy requirements, we feel that an application should be made in an area that is less likely to be a danger to users of a major road and takes the other material considerations into account.”

- **Willow Works Covenants on the property** – The EA area the decision maker on the covenants on the Willow Works and have written to ask the opinion of the Parish Council “I would like to check whether the Parish Council’s support for the buyers bid extends to supporting the removal and variation of the covenants in the manner requested by the potential buyer.

The property is currently subject to two covenants: one that restricts sale to a not-for-profit organisation and one that requires at least 50% of the building to be dedicated to community use, with the profits from the remainder of the building ringfenced to support that community use.

We have been asked by the potential buyer to remove the covenant restricting sale to a not-for-profit organisation and vary the other one to reduce the amount of building dedicated to community use to 25% with no requirement for profits from the remainder of the building to be ringfenced to support the community use.

It is difficult to see how the remaining 25% community use would remain viable without ongoing financial support from the rest of the building. It would almost certainly rely on voluntary support from the potential buyer on an ongoing basis and even if they were willing to provide it there is no guarantee that any subsequent owner of the building would be so philanthropic once the covenants have been removed and varied and the building sold on.

I am told that at least one other lower offer has been made for the property by a not-for-profit organisation willing to proceed with the existing covenants in place.

I look forward to hearing from you once you have considered the above.” After discussion Cllr Hailstone **Proposed**, Cllr Phillips **Seconded** and the council members all **resolved** to inform the EA: “The Parish Council discussed the proposals to alter/remove the covenants and it was said at the meeting last night that they do not see how removing or altering them would benefit the local population, they all agreed that the parish council’s opinion isn’t to support altering any of the covenants, however, they understand that whatever the EA decides as the decision maker on the covenants will be down to EA as landowner to make the final decision.”

- **23/00805/FUL - Construction of One Pair of Semi-Detached Dwellings with Detached Car Port - Rocklea 11 Bar Road North** – The Parish Council voted and **resolved** to object on highways access grounds and potentially flood risk once Cllr Coleman has fully looked into this. The Council will draft and send off a suitably worded objection in due course.

58/23

Finance:

Monthly Bank Reconciliation/Income & Expenditure

After discussion of the Financial Information circulated by email before the meeting, Cllr Hailstone **Proposed**, Cllr Phillips **Seconded** and the council **resolved** to accept them as a true and accurate record. The Chairman signed the bank statement and bank reconciliation.

1. To Approve Payments:

The Council **approved** the following: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
Ebay	Projector for Rec Room	£186.86
Trent Valley IDB	Drainage Board Rates 2023 – Trent Wharf	£7.90
Beckingham Primary School	S137 Donation for Charles III Coronation Bookmarks x 200	£120.96
Lengthsman	Expenses – Cemetery Fencing	£45.51
Holmes Groundcare	Cemetery Grass Cutting May	£202.50
Holmes Groundcare	Cemetery Grass Cutting Jun	£155.00
J.Troop	Green/Spinney Grass Cutting Apr, May & Jun	£880.00
Cllr Hailstone	Wex Ltd – Speedwatch GoPro Camera	£79.00
Cllr Hailstone	Photo-specialist Ltd – Speedwatch GoPro Chest Mount	£43.99
Cllr Hailstone	Amazon – Speedwatch Sdarming Tally Counter	£6.19
Cllr Hailstone	Amazon – Speedwatch Bushnall Velocity speed gun Tally Counter	£191.33
Cllr Hailstone	Amazon – Speedwatch Batteries for Speedgun	£9.27
Cllr Hailstone	Protect Signs – Speedwatch Stand and Signs	£183.82
Cllr Hailstone	E-bay – Speedwatch Speedgun Part	£21.30
Cllr Morris	Screwfix – Flooring for Bar in Rec Room	£49.99
L&C Printing Services	Leaflet Printing Re planning application	£90.00
Dist Cllr Sanger	Leaflet distribution costs Re planning application	£40.00
Total Payments		£2,213.69

2. Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
MCC Business Services Ltd	Monthly Shop Rent Jun, Jul	£400

Member of Public	Rent of Paddocks on Old Trent Road	£200
Creative Writing Group	Rec Room Hire Apr-Jun	£98.00
Whist Group	Rec Room Hire Apr-Jun	£84.00
History Group	Rec Room Hire Apr-Jun	£28.00
WI Cards	Rec Room Hire Apr-Jun	£42.00
Gardening Club	Rec Room Hire Apr-Jun	£27.99
Total Receipts		<u>£879.99</u>
<u>Bank Balance</u>		<u>£10,710.63#</u>
Direct Debits, and Standing Orders for staff salaries including PAYE and Pension, all approved unanimously. #£500		
Bond Deposit is held until the end of the tenancy for the shop contents.		

59/23 To ratify that all meetings to be held at the Rec Room

The Standing Orders needed amending to reflect that all meetings need to be at the Recreation Room now that Sunrise Plants at Saundby is no longer available. After discussion, Cllr Hailstone **Proposed**, Cllr Phillips **Seconded** and the council **resolved** to continue to move all future meetings to the Rec Room with immediate effect. Action, Clerk to update the Standing Orders to reflect this.

60/23 To Discuss Food Hygiene Training for Cllrs, a Larger Replacement Storage Shed at the Rear of the Rec Room and a beer pump

Cllr Hailstone explained that the shed would be an additional shed, rather than a replacement, be used to store card tables and other spare furniture from the main room in the Rec Room to free up the amount of floor space. A shed is expected to be under £600. Cllr Hailstone also explained about the need for online basic food hygiene training and that the beer pump would now be funded by the Owl Pub Group itself rather than the Parish Council. After discussion, Cllr Hailstone **Proposed**, Cllr Phillips **Seconded** and the council **resolved** to continue to purchase and arrange for the installation of the shed as soon as possible and that all Cllrs who wish to undertake the training can do so.

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 7:40pm.