

Meeting of Beckingham-Cum-Saundby Parish Council

Minutes of the **Meeting of Beckingham-Cum-Saundby Parish Council** held on the 24th Jul 2024 Recreation Room, The Green, Beckingham, the meeting commenced at 6:30pm.

Council Members Present & Officer Present:	Cllr Debbie Morris	Chairman
	Cllr Karl Phillips	Cllr Mick Dalton
	Cllr Esther Coleman	Cllr Mick Turner
	Ed Knox	Clerk/RFO
Also, Present	4	Members of the Public

➤ 10 Minute Public Forum

Members of the public asked the PC to consider highways and drainage potential issues within their consultation response for planning application 24/00811/VOC. Cllr Morris agreed that the parish council would do so and encouraged the members of the public to also submit their own comments and concerns to the planning authority.

36/24 To Approve Apologies for Absence

After discussion, Cllr Morris **Proposed**, Cllr Coleman **Seconded** and the council **resolved** to accept the apologies of Cllr Hailstone.

37/24 To Record Declarations of Interest in any items to be discussed None.

38/24 To Approve the previous meetings Minutes

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

39/24 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:

• **COUNCIL AGM:**

- *Bassetlaw District Council's Annual General Meeting (AGM) was on Wednesday 15 May. The new Chair of the Council is Cllr Sue Shaw with Cllr Tony Eaton as Vice-chair. Cllr James Naish was elected Leader; appointments were made to Cabinet portfolio holders' roles and appointments to Council committees and external organisations. My responsibilities in this municipal year are JEC, Licensing, Goodwin Trust and Isle of Axholme & North Notts Water Level Management Board.*

• **LOCAL PLAN:**

- *At an Extraordinary meeting of Council held on Wednesday 29 May, councillors voted in favour of adopting the Bassetlaw Local Plan 2020-2038, as modified by the independent Planning Inspector's Report, and all other associated policies and documents. The Bassetlaw Local Plan 2020-2038 now replaces the previously adopted Bassetlaw Core Strategy (December 2011) and will help to guide development in the Bassetlaw district up to 2038. Housing and employment sites are allocated in the new Local Plan but developments will still be subject to planning applications approved through the normal process.*

• **BIN COLLECTIONS:**

Contrary to rumours circulating on social media, Bassetlaw District Council is fully committed to continuing weekly bin collections. BDC collects from every household – approximately 56k households every week. This will continue – every week to every house. But the Government's Simpler Recycling reforms (outlined in the Environment Act 2021) mean there will be changes: all local authorities across the country are being asked to collect the same items. There are plans to collect more recyclable materials and food waste. Glass will be collected at the gate instead of having to use bottle banks.

• **COUNCIL LEADERSHIP**

With both the District Council's Leader (Cllr James Naish) and Deputy Leader (Cllr Jo White) newly elected as MPs, their resignations in these roles are expected. Elections for a new leadership team will follow. It is anticipated that both will resign as councillors next year so that bye elections fall at the same time as elections to the County Council (May 2025).

• **CHANGES TO THE PLANNING REGIME**

The new Government has indicated a review of planning legislation. Little is known so far other than that National Planning Policy Framework (NPPF), which was last updated in 2023, will be the subject

of consultation before the end of the month. The NPPF sets out the Government's planning policies for England and how they should be applied. The NPPF provides guidance on sustainable development, housing, infrastructure, and environmental protection. Other announcements have been:

- restoring mandatory housing targets
- ending the ban on new onshore wind in England
- bringing onshore wind back into the Nationally Significant Infrastructure Projects (NSIP) regime, meaning decisions on large developments will be taken nationally not locally
- giving priority to energy projects to ensure they make swift progress
- building on the spatial plan for energy by expanding this to other infrastructure sectors
- creating a new taskforce to accelerate stalled housing sites in our country, beginning with Liverpool Central Docks, Worcester Parkway, Northstowe, and Langley Sutton Coldfield, representing more than 14,000 homes
- in all, building 1.5m new homes over the next five years, prioritising use of brownfield sites and poor-quality areas in the green belt ('grey belt' – defined as "poor quality and ugly areas" like disused car parks and wasteland - on parts of protected land (the green belt). The Government wants grey belt land to be used for new homes, with half to be affordable housing
- supporting local authorities with 300 additional planning officers across the country.

County Cllr Taylor: Did not attend.

40/24 To Receive Village Hall & Institute Reports

Cllr Dalton is a trustee at both community buildings. Cllr Turner is chairman of the Village Hall Committee. Going forward it was agreed for Cllr Dalton to provide the updates for the Institute and Cllr Turner for the Village Hall. Cllr Dalton advised that there hadn't been a meeting at the Institute in the past 3 months and one was planned for September. Cllr Turner advised the new priorities for the Village Hall, including attending to health & safety related matters, revenue increment, improving the assets (new guttering recently install, tennis court surface refurbishment, fencing repairs and doors being refurbished. A fire risk assessment was recently undertaken.

41/24 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:

- **24/00551/FUL Change of use of Agricultural Land to Equestrian Use and Erection of Three Stables (Resubmission of 23/00232/FUL) Land Adjacent to A161 And Oil Wells Holes Beckingham Road Beckingham** – The Council has concerns as follows – *“danger to highways as slow-moving vehicles entering highway at a point where other road users accelerate. Dangerous entry/ exit access top main highway. More development of rural area and open spaces impacting on wild flowers, insects etc, Setting a precedent for further future development”*
- **24/00832/HSE Proposed 2 Storey Side Extension Following Demolition of Ground Floor Room the Croft Bar Road Beckingham** - The Council commented as follows: *“The Council supports the application and has no objections”*.
- **24/00811/VOC Remove Condition 3 and Vary Conditions 8, 15, 17, 18, 22 and 23 of P.A. 21/00930/RES to Re- Word from Pre-commencement Conditions to Compliance Conditions Land South of And Adjoining Station Road -**

The Council commented as follows: *“The Council has the following concerns:*

1. Highway Safety:

There is growing public concern that vehicular access for the development was last considered some 3 years ago. Since then, The Deerlands development of 60+ dwellings are fully occupied and as a direct result traffic, along Station Road and the junction onto Low Street, has increased significantly. Station Road has a consistent and regular flow of HGVs accessing the businesses at Trent Port, land adjacent to The Willow Works and The Railway Crossing, further increasing the sense of heavy traffic for a village location. In addition, there are generally a number of vehicles parked around the entrance to The Croft and near the bus stops on both sides of this specific stretch of Low Street. Without doubt, when the development commences there will be another large increase in vehicular activity with both site workers, plant and deliveries being made. And as with Deerlands, when completed the residents will in turn contribute to increased traffic use with their own modes of transport BCSPC feel that traffic calming measures need to be put in place as a matter of priority to prevent what we believe is 'an accident that is waiting to happen'

Possible measures could be:

- *Traffic lights*

- Mini Roundabout
- Pedestrian refuge points with priority to oncoming vehicles from one direction Restricted access during 'peak times'

We would hope that representation from the highways team at the County Council will be made to the area to reassess the situation prior to the development commencing and that Bassetlaw Planning fully consults and listens to the view of the Highways Dept.

2. Water and Drainage:

There is an increased fear of flooding since the effects of heavy rainfall have been felt this last spring. We would expect that Severn Trent Water and other bodies responsible for the Surface and foul drainage will prepare the site and put in place any flood defence, and drainage facilities, **BEFORE** the building works commence.

Several gardens on The Deerlands estate suffered from flooding last Spring and the house along the railway line that adjoins the development land has already suffered with flooding both in the grounds and into the property. Similarly, the sports fields at the Village Hall are extremely vulnerable to flooding from surface water if adequate drainage is not put on place.

Please ensure the Bassetlaw Planning Dept fully consult with both Severn Trent Water and Notts County Council in respect to ensuring sufficient surface water drainage is designed for the highways and other areas of this development.”

42/24 Finance:

Monthly Bank Reconciliation/Income & Expenditure

After discussion of the Financial Information circulated by email before the meeting, Cllr Phillips **Proposed**, Cllr Morris **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>
Member of Public	Amazon EuSarl – Speedwatch PPE Items	£27.95
Mudford & Sons Ltd	Marquee Summer Event on Green	£1,692
Rec Room Cleaner	Tesco – Cleaning Materials	£42.06
Lengthsman	Tradepoint & Screwfix – Phone Box Refub & Paints	£365.13
Cllr Morris	Ebay UK Ltd – Noticeboard Keys	£13.42
Cllr Hailstone	CIL – Torne Valley Ltd – Cemetery Gates Hinges	£12
Cllr Hailstone	CIL – Cemetery Gates & Installation – Lofthouse Everton Ltd	£550
Cllr Hailstone	CIL – Screwfix Paint for Gates	£39.98
Continental Landscapes Ltd	Cemetery Grass Cutting	£396
Total Payments		£3,128.54

2. Receipts & Bank Account Balance:

<u>From</u>	<u>Item</u>	<u>Amount</u>
MCC Business Services Ltd	Shop Rent Apr, May	£489.70
Member of Public	Horse Paddock Rent – Old Trent Road	£200
Cllr Morris	Refund - Tree on the Green	£60.00
Member of Public	Refund of payment the public made in error to the PC	£20.00
Bassetlaw District Council	Rec Room Hire – Polling Day 4 th Jul	£400
Book Club	Rec Room Hire – Apr-Jun	£42
Gardening Club	Rec Room Hire – Apr-Jun	£28
WI Rummikub	Rec Room Hire – Apr-Jun	£28
Friday Whist	Rec Room Hire – Apr-Jun	£84
Creative Writing	Rec Room Hire – Apr-Jun	£112
The Owl Community Pub	Donation for Marquee Summer Event on Green	£1,150
Total Receipts		£2,613.70
<u>Current Account Balance</u>		£17,478.77#

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.

##CIL Money Balance - £24,500 less £1,479.57 expenditure= £23,020.43

3. To Discuss potential CIL expenditure on improvements to the Rec Room Kitchen, Decorating and a request from a member of the public to have a plaque commemorating the millennium oak tree planted in 1995:

After discussion Cllr Morris **Proposed**, Cllr Phillips **Seconded** and the council **resolved** to 1) Not proceed with any plaques for the Green. 2) allocated up to £23,020.43 of the CIL money towards the net cost of replacing the Recreation Room Kitchen facilities, kitchen flooring, redecoration and dealing with the water ingress in the front window. Cllr Morris will arrange for three quotes/designs to be presented to the parish council for agreement at the next PC meeting.

In accordance with the Public Bodies (Admission to Meetings) Act 1960 the following agenda item the council voted to close the following item to members of the public due so that the Council can discuss the lease Information which is relating to a contract and the personal business affairs of the individual. Minutes of the decisions made under this item will be open to the public.

43/24 To Discuss a new lease term for the shop

The Council previously agreed to offer a lease on the same terms but for a longer period of 5 years, with a break clause in year 3. The tenants have come back to say that they are happy with a break clause in year 3, but would like a rental freeze for the 1st 3 years of the 5-year lease. The current rent is £244.85 per month.

After discussion Cllr Morris **Proposed**, Cllr Phillips **Seconded**, a show of hands, all in favour and the council **resolved** there is to be no further negotiations and the final offer is to be:

- 5 Year lease
- 3-year break clause
- Annual Index linked increments
- The initial rent for 2025, we cannot know what this will be for now, and there needs to be an index linked increment, therefore, write on the lease for signing that the initial rent is [£2,938.20+ Indexed Rental increment as per 1.4 on page 33 which will be known in Jan 2025] – This is because the Govt need to publish the information for December, which won't be known until Jan and all parties to sign the lease by 31st July.

44/24 To Discuss a new lease term for the horse paddocks on Old Trent Road

After discussion, Cllr Morris **Proposed**, Cllr Coleman **Seconded** and the council **resolved** to accept the proposals in the confidential appendix.

45/24 To Discuss two Confidential Staffing Matters

After discussion, Cllr Morris **Proposed**, Cllr Coleman **Seconded** and the council **resolved** to accept the proposals in the confidential appendix.