

## NOCTON PARISH COUNCIL

Minutes of a meeting of Nocton Parish Council held in the Village Hall, Main Street, Nocton on Tuesday, 12 January, 2016 at 7.00 pm.

### PRESENT

Cllr Ian Goldsworthy (Chair)

Cllr Neil Faulkner  
Cllr Graham Jones  
Cllr Michael Kaye

Cllr Elisabeth Murray  
Cllr MaryAnn Williams

**In Attendance:** Steve Altridge, Clerk.

Thirteen members of the public were also present.

**Apologies for Absence:** Cllr Jane Kania, Cllr R Kendrick (NKDC) and Cllr John Money (NKDC).

Prior to consideration of the formal business of the Parish Council, the Chair gave a presentation on the current position regarding the preparation of the Nocton and Potterhanworth Neighbourhood Plan. The meeting was opened to allow members of the public to express their views, and discussion largely centred on the following main issues:

- The future plans for Nocton Hall and the site of the former RAF Hospital.
- Possible sites for additional small-scale housing development.
- Ways of reducing traffic flows through the village to improve road safety and the environment.

The following views were expressed:

- There was a need for some form of development (but not necessarily housing) in order to deal with the problems at Nocton Hall.
- A large housing development along the lines currently being considered by the site's owner was completely unacceptable given the lack of infrastructure, etc within the village.
- Given the fact that the condition of Nocton Hall had worsened significantly since the Options Appraisal was originally carried out, it was no longer necessary or economically viable to "restore" the building as a ruin, particularly if this would result in the need to build significantly fewer houses.
- A smaller number of "Executive" houses would be preferred for the site.
- Other uses (in addition to or instead of housing) should be explored in order to generate the funds necessary to bring the derelict site back into use, particularly those which might be of benefit to the wider community.

- Any further housing in the village should be located on the former hospital site although there was some support for the possible use of the Peter Sowerby “construction storage site” at Nocton Park for a very limited number of houses.
- The Parish Council should continue to explore traffic calming, safety and environmental options to help reduce the impact of traffic in the village.

Residents were asked to contact the Clerk as soon as possible if they wished to make further comments on the outline plan, or leave their comments on-line at the dedicated Neighbourhood Plan blog - <http://nocpotplan.blogspot.co.uk/>

The Chair confirmed that all comments would be taken into account during the preparation of the first draft Plan which would, of course, be subject to the subject of further consultation

**1 PUBLIC QUESTION TIME**

There were no public questions.

**2 DECLARATION OF INTERESTS**

No declarations of interest were made.

**3 MINUTES – 8 December 2015**

The Minutes of the meeting of the Parish Council held on 8 December, 2015 were taken as read and signed as correct.

**4 REPORTS OF REPRESENTATIVES**

**(a) Local Police**

In the absence of a Police representative, the Clerk reported that he had been informed that there had been one reported crime in the village since the last meeting: a vehicle had been damaged at Nocton Fen Lane, Nocton Fen.

Cllr Jones reminded the Parish Council that the next meeting of the Police and Community Panel would be held in Potterhanworth Village Hall on 25 January, 2016 at 7.00 pm.

**(b) Village Hall Management Committee**

Cllr Williams reminded the Parish Council that the VHMC Annual General Meeting would be held on 25 January, 2016. Any nominations for Village Representatives to serve on the VHMC needed to be made by 18 January, 2016. The Chair and Cllr Williams would be attending the AGM.

The Parish Council noted the report.

(c) **Village Keeper/Dog Warden**

The Parish Council noted the Village Keeper's report, which had been circulated previously, summarising his activities over the past month.

Cllr Jones indicated that he had purchased a litter picker for Mr Smith's use.

The Clerk undertook to remind NKDC that the dog warden training for the Village Keeper had not yet taken place.

(d) **Clerk**

The Parish Council noted the Clerk's report, which had been circulated previously.

(e) **District Councillors**

Neither Cllr Money nor Cllr Kendrick was present at the meeting.

(f) **County Councillor M Overton**

Cllr Overton was not present at the meeting.

(The Parish Council agreed to consider agenda item 11 – Art Works in Nocton – as the next item of business).

**5 ART WORKS IN NOCTON**

The Parish Council received a verbal report from the Chair regarding the provision of additional Art Works in Nocton.

The Parish Council noted that It had been hoped that the additional art works for the village trail would now be in place, but it appeared that other projects in the area had taken priority. Mr Cliff Baxendale had announced that after many years, he would be stepping back from the development of the Village Trail and other art work projects in Nocton. Councillors joined the Chair in thanking Mr Baxendale for his support and achievements during that time.

The Parish Council agreed to ask the Clerk to invite Mr Nick Jones, Visual Arts Manager, ArtsNK, to attend a future meeting of the Parish Council to discuss a range of issues associated with the provision of further artwork in the village, including ways in which there can be closer working with the community.

**6 NOCTON YOUTH CLUB**

The Parish Council received a verbal report from the Chair regarding the Youth Club.

The Parish Council noted that it was apparent that additional volunteers would be required to ensure that the Youth Club remained viable.

Currently, it relied on the support of two volunteers who were integral to its success. It was also apparent that a number of children from outside the parish were attending the club, and that whilst there was no intention to turn children away, it was important to note that the Club itself was funded from Nocton Community Funds. The Youth Leader would, therefore, be asked to provide details of the weekly attendance in order to clarify the percentage of children from Nocton and elsewhere.

The Parish Council agreed to again ask the parents of children attending the Youth Club to join a rota to help at it approximately once every two to three months.

The Parish Council noted the position.

**7 NOCTON HALL – ASBESTOS AND OTHER ISSUES**

The Parish Council received a verbal report from Cllr Jones regarding the proposed asbestos survey at Nocton Hall. It had been hoped that NKDC would, itself, be carrying out this long-awaited survey but it had been informed by LEDA Properties that it intended to make its own arrangements.

The Parish Council noted that LEDA Properties had indicated that its survey had, however, been delayed due to the Christmas holidays break, but that it would be undertaken in the near future.

The Parish Council agreed to continue to monitor the position.

**8 MEASURES TO REDUCE DOG FOULING IN NOCTON**

The Parish Council received a verbal report from Cllr Williams regarding a proposal that NKDC be asked to consider making a Public Spaces Protection Order in relation to dog control, and in particular, dog fouling in the District.

The Clerk undertook to investigate the matter further with NKDC.

**9 DOG WASTE AND LITTER BINS**

The Parish Council received a verbal report from Cllr Jones regarding the request from NKDC that three bins in the village be reduced in height to

comply with current health and safety and disability regulations, etc.

With reference to Minute 12 of the meeting of the Parish Council held on 8 December, 2015, Cllr Jones confirmed that the bins located at the Village Hall, Rostrop Road and Steamer Point Road had been measured and that they each needed to be lowered in height by approximately 2.0cm to comply with legislation. NKDC had requested that the adjustments were made by 26 February, 2016.

The Parish Council requested the Clerk to make the necessary arrangements, at a maximum cost of £200.00 plus VAT.

10 **VILLAGE KEEPER – WHEELED BARROW**

Cllr Jones agreed to consult the Village Keeper regarding the specifications required for a wheeled barrow for his use, and to report the outcome of the discussions to the next meeting of the Parish Council.

The Parish Council noted the position.

11 **NOCTON VILLAGE ENTRANCES - SIGNAGE**

Cllr William informed the Parish Council that a second quote for the proposed village entrance fencing was awaited.

The Parish Council asked the Clerk to contact the Highways Authority to ascertain whether it would be prepared to install double kerbs at the bottom bend in Potterhanworth Road, Nocton to protect the grass verge from damage caused by lorries mounting it.

12 **CHARITY LAW AND CHARITY TRUSTEESHIP WORKSHOP**

The Parish Council agreed to nominate Cllr Williams and Cllr Kaye to attend a Charity Law and Charity Trusteeship Workshop to be held at Cranwell Village Hall on 23 February, 2016.

13 **PLANNING APPLICATIONS AND ISSUES**

The Parish Council considered the following planning application:

- (a) *Shopfield House, The Avenue, Nocton*

The Parish Council agreed not to comment on this application.

- (b) The Parish Council considered the following notification of intended works to trees subject to a TPO:

*Chestnut Cottage, Woodland Drive, Nocton Park, Nocton*

The Parish Council agreed not to comment on this application.

- (c) The Parish Council noted the response from NKDC to its letter seeking clarification of a range of issues associated with two recent planning decisions.

14 **PROGRESS REPORTS OF PARISH COUNCILLORS**

Cllr Faulkner reported that the latest phase of development at Nocton Park had been delayed by the recent bad weather. However, it was anticipated that all building work would be completed in the next ten weeks.

Cllr Williams reported that she had spoken to the residents of a property on Potterhanworth Road regarding hedging overhanging the pavement. The Parish Council noted that the property letting agent was arranging for the hedge to be cut back. The Village Keeper would clear leaves in School Lane adjacent to the church when the weather permitted.

Cllr Goldsworthy reported that he had been contacted by a parishioner about the poor condition of the bridle path following the work done by Western Power on it. The Clerk undertook to contact Western Power to request that it be returned to its original state.

Cllr Murray reported that the All Saints Church was considering the installation of a security light at the church gates to complement the light located at the porch.

15 **DATE OF NEXT MEETING AND PUBLIC QUESTIONS**

- (a) The Parish Council noted that its next meeting would be held on Tuesday, 9 February, 2016 at 7.00 pm.
- (b) The Parish Council agreed to adjourn to allow members of the public to ask questions on matters relating to items discussed at the meeting.

No questions were asked by the members of the public present.

(The Parish Council agreed to pass a resolution under Standing Order 1(y) to extend the duration of the meeting by up to thirty minutes).

16 **EXCLUSION OF PRESS AND PUBLIC**

The Parish Council agreed to pass a resolution under Standing Order 1(d), that in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the press and public be excluded for the remainder of the meeting, and they be instructed to withdraw.

If the press and public were present during the business to be transacted

there would be a likelihood of disclosure to them of exempt information of the following description:-

Information relating to any individual.

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

**17 NOCTON VILLAGE HALL REBUILDING – NEXT STEPS**

In confidential session, the Parish Council received a progress report from Cllr Kaye and Cllr Williams regarding the redevelopment of the Village Hall. The Parish Council unanimously agreed:

- (a) in principle, to establish a form of charitable trust for the future management of the Village Hall. That would permit a different model of delivery for the project, and provide additional opportunities to maximise fund raising.
- (b) to instruct a solicitor to inform British Field Products about the Village Hall redevelopment proposals (Cllr Faulkner agreed to provide the Clerk with the contact details for Wilkie Chapman Solicitors).
- (c) to obtain three quotes for all work necessary to progress the redevelopment of the Village Hall to the planning permission stage.

**18 OWNERSHIP OF LAND ADJACENT TO NOCTON VILLAGE HALL**

In confidential session, the Chair informed the Parish Council that an approach had been made by a solicitor representing the owners of 3 Wellhead Lane, Nocton regarding a request that the entry relating to a redundant and expired Lease dated 25 March, 1973 be cancelled by the Parish Council. The Lease related to a plot of land leased to the Parish Council for a period of thirty years from its original date.

The Parish Council agreed to ask the Clerk to respond to the request in the following terms:

‘Unsurprisingly, the current Parish Council has no knowledge of this now defunct lease which, it seems, was entered into over 40 years ago and which expired in 2003. Whilst sympathetic to your clients’ position (it is understood from a recent and informal discussion they had with the Chair of the Parish Council that they are under some pressure from their purchasers to have this expired lease removed from the Land Registry records before their sale can be finalised) I advised Councillors that to incur expenditure on legal and Land Registry fees in the way proposed could potentially be ultra vires. There appears to be no imperative for the Parish Council (or indeed benefit to it or the wider community) to take action to have this defunct and, presumably, no longer relevant or

enforceable document, removed from the records and to do so would seem to be no more than an administrative convenience. I am sure you will be aware that as a very small Parish Council with an extremely limited budget, we do not have access to a dedicated Council Solicitor and would need to appoint one in order for us to take legal advice on the matter.

In the circumstances, therefore, and unless advised to the contrary, the Parish Council is not able to take the action you have requested. However, and in an effort to be helpful, the Parish Council is prepared to confirm in writing that it no longer has any financial or other interest, etc in the parcel of land in question should you feel that this would satisfy your clients' needs. Alternatively, if it is considered essential that the defunct lease be formally removed from the Land Registry records, then the Parish Council would expect your clients to meet its reasonable legal costs in so doing'.

(The meeting ended at 9.35 pm)

**CHAIR**